

8, 10 & 12 Clarence Street & 2 Russell Street,
Gloucester GL1 1DZ

🏢 Offices

📍 Gloucester

🏠 For Sale

📏 869.36 m2 (9,358 ft2)



OFFICES/DEVELOPMENT OPPORTUNITY



Offices/Development opportunity

Attractive Period properties originally built as dwellings but have been offices for many years. Potential for a variety of uses, subject to the necessary consents being obtained.

Location

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road.

Gloucester Railway Station provides direct services to London with journeys taking just under two hours, and both Gloucester and Cheltenham share a local airport at Staverton, approximately 8 miles away.



The property is situated on the eastern side of Clarence Street, close to the Kings Quarter Redevelopment and the railway and bus stations. On the opposite side of the road is the Kings Walk Shopping Centre.

Description

The properties comprise four mid terrace, Grade II Listed office buildings (originally constructed as dwellings), built in the mid-19th Century generally of brick construction but with cut stone front elevations with pitched slate roofs and dormer windows behind a front parapet.

In each case, the accommodation is arranged on four main floors with a basement and there are small two storey rear half landing additions.

The properties have single glazed timber framed windows, and the offices are cellular in nature and have been finished to a basic specification with mainly carpeted floor coverings, emulsion painted walls and ceilings and are heated by way of a gas fired central heating system via radiators.

There are wall mounted electricity, computer, and telephone points together with electric storage heaters. Kitchen and WC facilities are provided. Each building has kitchenette and cloakroom facilities.

Numbers 8-12 are set back behind small courtyards enclosed by gated metal railings.

EPC

The property has the following EPC Ratings:
8-12 Clarence Street - E106
2 Russell Street – E118





Offices/Development opportunity

Accommodation

Approximate net internal floor areas.

| | | |
|--------------------|--------------------|----------------------|
| 8 Clarence Street | 207.35 sq m | (2,232 sq ft) |
| 10 Clarence Street | 215.44 sq m | (2,319 sq ft) |
| 12 Clarence Street | 1511.34 sq m | (1,630 sq ft) |
| 2 Russell Street | 295.15 sq m | (3,177 sq ft) |
| Total | 869.36 sq m | (9,358 sq ft) |

Rates

The entry appearing on the Valuation Office website is as follows:

| | |
|----------------------|---------|
| Rateable Value: | £49,500 |
| Rate in £ 2022/2023: | 0.499 |

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The properties are Grade II Listed and lie within a Conservation Area.

They have been used as offices within Class E (previously Class B1) of the Use Classes Order 1987. It may suit alternative uses, subject to the necessary consents being obtained.

Terms

The property is offered freehold with vacant possession. It is offered as a single lot, with consideration given to the sale of individual lots.

Price

£925,000.

VAT

The properties are not elected for VAT and therefore it will not be applicable on the purchase price.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





Offices/Development opportunity





Request a viewing


For further information or to request a viewing, please get in touch

Key contacts



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