





1a Albion Street

Meeting Hall situated a short distance from The Docks with potential for a variety of uses subject to planning.

Location

The property fronts the northern side of Albion Street in a pedestrianised part of the road approximately 20 metres east from its junction with the A4301 Southgate Street at its junction with Church Street, approximately 50 metres west of its roundabout junction with Llanthony Road and Spa Road at the eastern end of the commercial district of the Gloucester Docks and Gloucester Quays developments where there is a mix of leisure, restaurant, cinema, 'outlet style' retail and residential property.

Description

The property has been the long-established headquarters of Gloucester Sea Cadets and offers a substantial and versatile building occupying the entire site. Predominantly single-storey with a two-storey section, it is of solid brick construction beneath a combination of pitched and flat roofs finished in corrugated asbestos sheeting and mineral felt.

The accommodation benefits from double-glazed uPVC windows throughout.

The building enjoys prominent frontage and direct access from Albion Street, with separate pedestrian and vehicular entry points via timber loading and pedestrian doors, positioned almost opposite the main entrance to Gloucester Docks.

Internally, the property provides a flexible layout comprising a range of training rooms, meeting rooms, storage areas, WCs and a galley. Finishes include painted concrete, tiled and carpeted floors, painted brick or plaster walls, and ceilings fitted with surface-mounted fluorescent lighting. Power and data points are provided, and the building is heated via a gas-fired central heating system.

The galley is equipped with commercial kitchen units, including a stainless-steel single-drainer sink.

Rates

The rateable value listed on the Valuation Office Agency website is £5,100. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The property has been used as a meeting hall which falls within Class F of the Use Classes Order 1987.

Accommodation

Net Internal

Ground Floor	113.72 m2	(1,225 ft2)
First Floor	100.72 m2	(1,083 ft2)
Sub Total	214.44 m2	(2,308 ft2)

Gross Internal

Ground Floor	287.68 m2	(3,097 ft2)
First Floor	152.51 m2	(1,642 ft2)
TOTAL	440.19 m2	(4,736 ft2)

Terms

The property is offered freehold with vacant possession. *The demise includes a flying freehold element located within the adjoining building.*

Price

£175,000.

VAT

The property is not elected for VAT.

Energy Performance Certificate

An EPC is being prepared.

Legal Costs

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



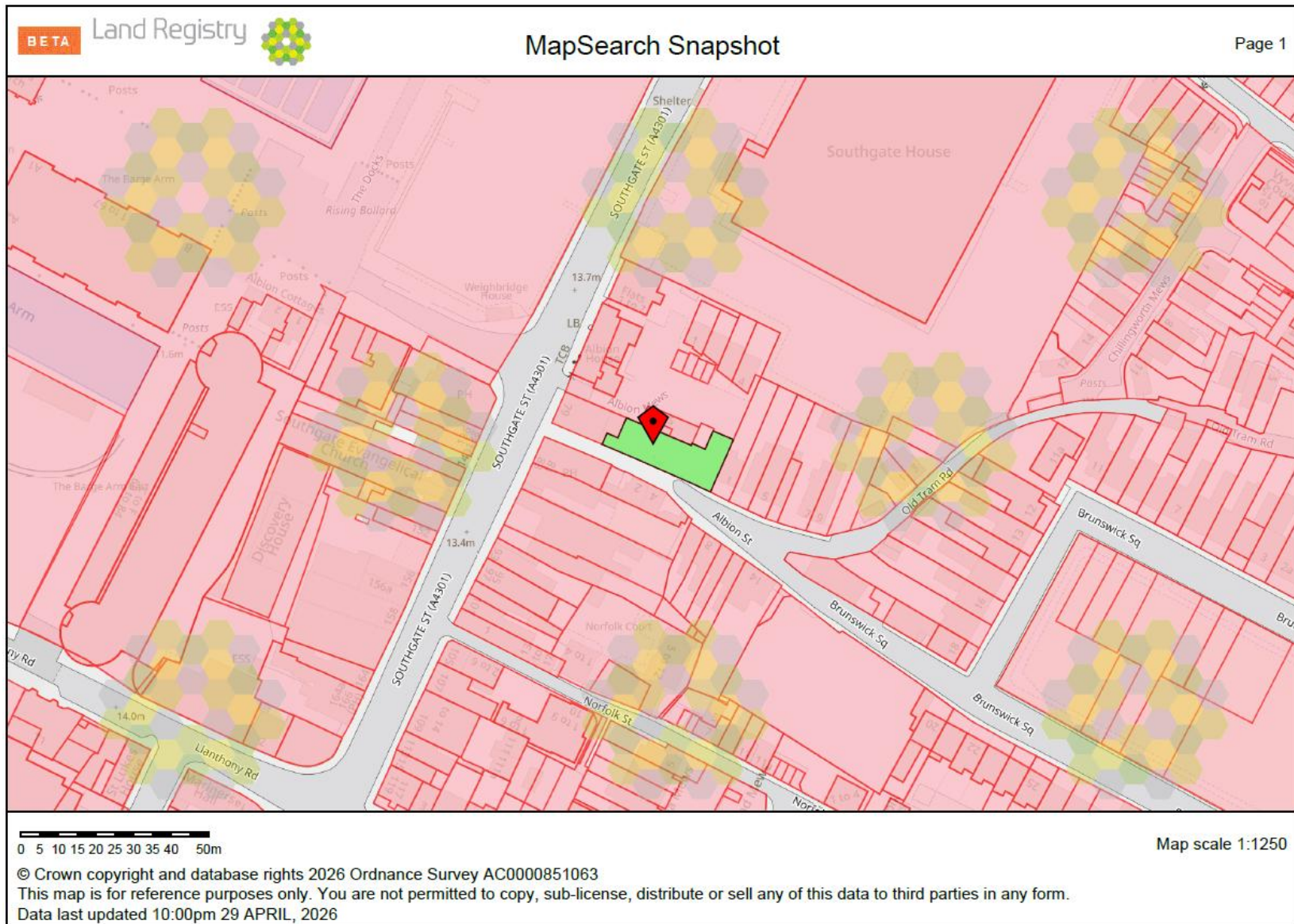


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Request a viewing

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

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