

# FOR SALE (May Let)

**Ground Floor Retail/Trade Counter Unit (with 3 Bed Flat Above)**

**2,469 sq ft (229.38 sq m)**



**Prominent Frontage onto Busy Bristol Road**

**Fenced & Gated Rear Yard  
(1500 sq ft (140 m sq))**

**Investment Opportunity**

**Freehold for sale**

**May suit owner occupier or investor**

**82 - 84 Bristol Road, Gloucester, GL1 5SD**

**01452 380064**

# LOCATION

The property is situated on the Bristol Road in Gloucester approximately ½ mile from the City Centre. The Bristol Road is one of the main arterial routes into the City from the South and is popular with both national and local occupiers. The popular Gloucester Quays Designer Outlet Village and historic Gloucester Docks are within a few minutes' walk.



# DESCRIPTION

A detached ground floor retail/trade counter unit with a three bedroom flat on the upper floors.

The original building is of facing brickwork to the elevations (part rendered) under a pitched roof. A 'lean to' single storey extension of rendered brick/block to the elevations under a pitched and profiled roof has been added to ground floor to create a larger retail area.

The main retail area benefits from:

- Single glazed aluminium shopfronts facing directly onto the Bristol Road.
- Roller shutter security blinds are fitted externally to windows and doors.
- Pedestrian access to the property is via aluminium glazed double doors to the side with additional door and loading access located to the rear of the property via a roller shutter loading door.
- A WC and Kitchen are installed.
- A substantial open plan sales area is located at the front of the property with stores to the rear.
- Externally the unit benefits from a self-contained fenced and gated rear yard and car parking/loading area with a 'wash down' facility and interceptor.

The 1st and 2nd floors are arranged as a good sized three bedroom flat with 2 bathrooms and large living areas. The residential element benefits from its own independent access directly off Bristol Road.

# KEY INFORMATION

## Services

Mains water, drainage and electricity is connected to the property. The retail element benefits from a 3 phase electrical supply. The residential element has a gas supply connected.

**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**

## Rating

The retail element is described as Shop & Premises with a rateable value of £14,500. The residential element is assessed as Band A for Council Tax purposes.

## EPC

Commercial property - E  
Upstairs flat - D

## Tenure

FREEHOLD

The retail element is currently vacant. The flat on the upper floors is let by way of an Assured Shorthold Tenancy agreement at a rental of £9,000 per annum.

## Quoting Price

Offers in excess of £375,000 are invited for the freehold interest in the whole property (subject to the tenancy on the upper floors). Alternatively, consideration may be given to a new letting on the ground floor retail unit on Full Repairing & Insuring Terms for a negotiable term of years. Further details available on application to the letting agents.

## Legal Costs

Each party will be responsible for their own legal fees.

## VAT

VAT will be chargeable on the sale price.

**All viewings by prior appointment with  
Kurt Wyman Surveyors:**

**Tel: 01452 380064**

**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

**Website: [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**



**rightmove** 

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