

FOR SALE

WAREHOUSE & OFFICES

5096 SQ FT (475.48 SQ M)



9-11 & 13 St Catherine Street, Gloucester, GL1 2BS

City Centre Location | Fenced & Gated Yard/Car Parking | Freehold

DESCRIPTION

Units 9 - 11

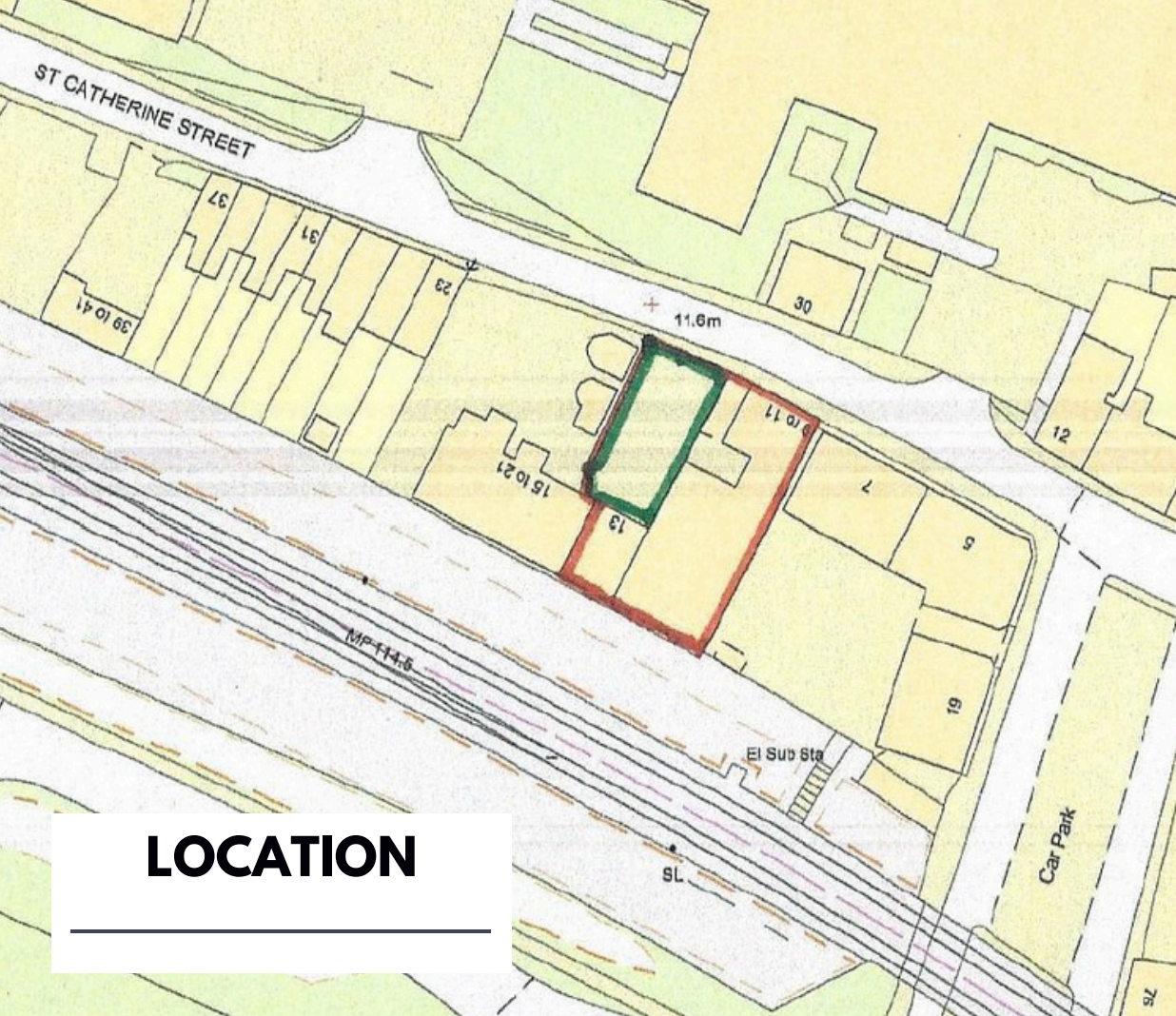
- Two storey offices are located at the front of the site facing directly onto St Catherine Street.
- The offices are of brick construction under a flat roof
- WC's are installed.
- To the rear and linked to the offices, is a warehouse/industrial unit constructed of blockwork to the elevations under a pitched and profiled roof.
- Access to the warehouse is via a roller shutter loading door.

Unit 13

- A workshop/storage unit of blockwork to the elevations under a pitched and profiled roof.
- Storage/workshop areas with mezzanine floor.

External

- Fenced and gated tarmacadam yard providing an unloading area and car parking.



LOCATION

St Catherine Street is located to the North of Gloucester City Centre. It benefits from excellent road links to the Gloucester Northern By-pass and M5 motorway via the A430 Kingsholm Road and A38.

The area provides a mixture of residential and commercial uses close to the town centre. Kingsholm Rugby Stadium and training facility is located close by on Kingsholm Road.

FLOOR SCHEDULE

The properties have the following floor areas measured on a gross internal floor area basis (GIA)

	Sq ft	Sq m
9-11 St Catherine St.		
Ground & 1st Floor Offices	1,658	154.03
Warehouse Industrial	2,190	203.45
Total	3,848	357.48

13 St. Catherine St.		
Ground Floor	624	58.00
1st Floor Mezzanine	624	58.00
Total	1,248	118.00

Total Floor Area **5,096** **475.48**



KEY INFORMATION

SERVICES

Mains electric, water, gas and drainage are connected to the site.

Heating to offices is via gas fired heating system.

Heating to warehouse is via a oil fired heating system

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

EPC

E-119

RATING

The 2023 Rating List describes the properties as:

9 - 11: Workshop, Office & Premises with a rateable value of £18,000

13: Store & Premises with a rateable value of £8,000

QUOTING PRICE

£400,000 for the Freehold interest.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

VAT will not be charged on this sale.

The logo for Kurt Wyman Surveyors & Property Agents features a yellow triangle to the left of the company name. The name 'Kurt Wyman' is in a large, bold, yellow font, and 'Surveyors & Property Agents' is in a smaller, white font below it.

**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management