

# FOR SALE

## RETAIL AND UPPER FLOORS

### 1,206 SQ FT (112.13 SQ M)

**Kurt  
Wyman**  
Surveyors & Property Agents



**56 Northgate Street, Gloucester, GL1 1SQ**

**Prominent Retail Position | Freehold | 4 Floors and Basement | Development Potential (STP)**





## LOCATION

The property is located in a prominent retail position on the corner of Northgate Street and St Aldate Street in Gloucester City Centre. It is in close proximity to Gloucester Cross and the area is known for its historical links with the Cathedral which is located within a short distance of the property.

The City Centre is experiencing substantial investment with its creation of the new ‘Forum’ development and redevelopment of the former Debenhams site for a new University Campus both close by.

## DESCRIPTION

A four storey commercial building of traditional construction. The main features comprising:

- Glazed shop front and entrance door
- Ground floor open plan retail accommodation with basement
- Upper floors have been used for offices/stores however there may be potential for redevelopment subject to planning.

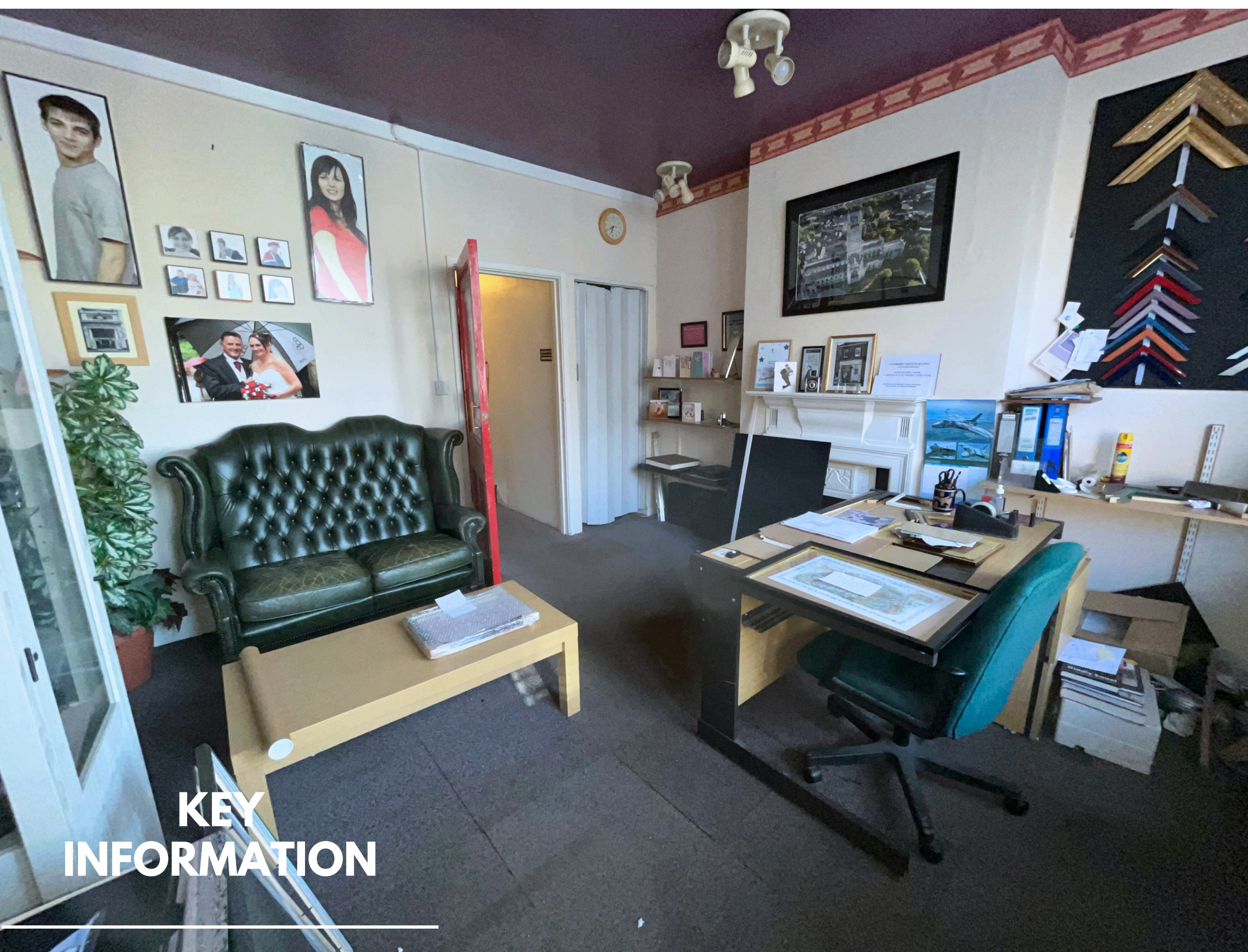
### Floor Schedule

All measurements are approximate Net Internal Areas.

	Sq ft	Sq m
Ground Floor (Retail Shop)	292	27.16
1st Floor (Office/Store)	287	26.70
2nd floor (Studio/Kitchen)	292	27.16
Third Floor (Store/Workshop)	335	31.11
<b>Total:</b>	<b>1,206</b>	<b>112.13</b>

In addition, the basement area provides storage accommodation with a Gross Internal Area of 37.62 sq m (405 sq ft)





## KEY INFORMATION

### SERVICES

Mains water, drainage and electricity is connected to the property.

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

### RATING

The 2023 Rating list shows two assessments for the property as follows:

Ground Floor and First Floor described as “Shop and Premises” at a rateable value of £8,500

Second and Third Floors described as “Offices and Premise” at a rateable value of £2,950

### QUOTING PRICE

£225,000 for the freehold interest with vacant possession on completion.

### LEGAL COSTS

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

### VAT

No VAT will be charged on the sale of the freehold.

### EPC

To be confirmed





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

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