

MAGGS & ALLEN

UNITS 1 & 2 SOUTH POINT
SEVERN ROAD

GLOUCESTER DOCKS, GLOUCESTER, GL1 2LE

Auction Guide £135,000+

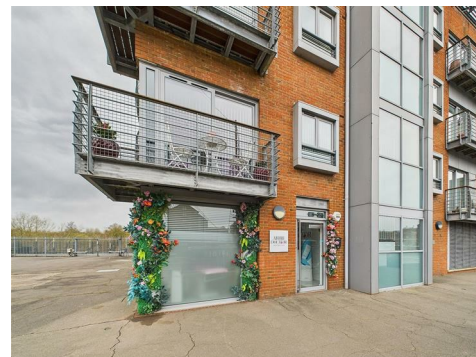
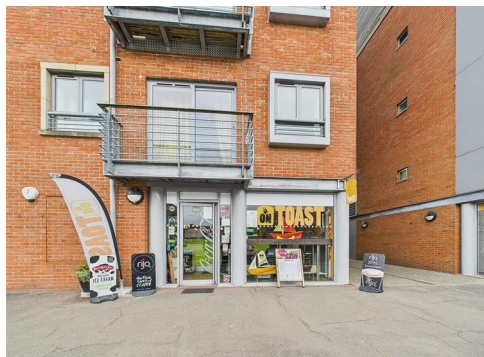
- SOLD PRIOR - £148,000
- Prime retail investment on Gloucester Docks
- Two commercial units producing a combined income of £14,750 PA
- Modern mixed residential/commercial development
- High-yielding leasehold commercial investment
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 22 May 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD PRIOR - £148,000

DESCRIPTION

Two fully-let, ground-floor commercial units generating an impressive £14,750 per annum, located in a contemporary mixed-use development on the sought-after west side of Gloucester Docks. These beautifully maintained retail spaces are fully equipped by their current tenants and benefit from a highly visible waterfront location. Unit 1 is home to the well-established 'Abbie Doctor Aesthetics' beauty salon, while Unit 2 operates as the popular 'On Toast' café. A fantastic high-yielding commercial investment in a vibrant, thriving area.

LOCATION

Gloucester Docks is a historic waterfront area in the heart of Gloucester, known for its beautifully restored Victorian warehouses, vibrant atmosphere, and stunning waterside views. Once a bustling hub for trade and industry, the docks have been transformed into a thriving destination featuring a mix of independent shops, cafes, restaurants, museums, and residential developments. The docks also serve as a key location for events and festivals, including food markets, live performances, and the renowned Tall Ships Festival. With its blend of history, modern amenities, and scenic charm, Gloucester Docks is a highly desirable location for businesses, residents, and visitors alike.

LEASE DETAILS

Unit 1 is operating as a beauty salon and is leased to Abbie Doctor Aesthetics on a 10-year lease from 14 July 2023 at £8,500 per annum. The lease includes tenant-only break clauses in July 2026 and July 2029, with a rent review scheduled for July 2028. Unit 2 is operating as a café and is leased to On Toast, on a 10-year lease from September 2023 at £6,250 per annum. The lease includes a tenant-only break clause in August 2028 and a rent review in September 2028.

ACCOMMODATION

Unit 1 (Approx. 43.7 m²) - Comprising a reception, two treatment rooms, kitchen and WC.

Unit 2 (Approx. 38.1 m²) - Comprising a café, kitchen and WC.

Please refer to floorplan for approximate room measurements and internal layout.

TENURE

Each unit is for sale on a leasehold basis with approximately 179 years remaining, subject to the occupational leases detailed above. There is a ground rent of £2 per year for each unit.

SERVICE CHARGES

We understand the current service charges for each unit are as follows:

Unit 1: £555.08 including buildings insurance.

Unit 2: £418.64 including buildings insurance.

VAT

The property is elected for VAT purposes.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS

Unit 1 (Abbie Doctor) - B

Unit 2 (On Toast) - D

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

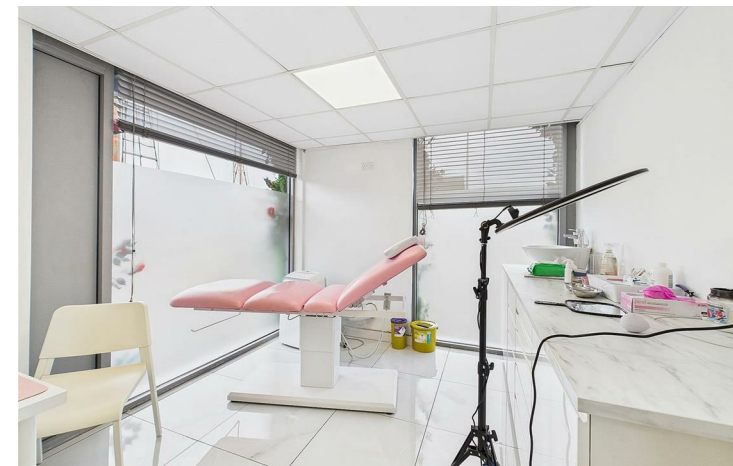
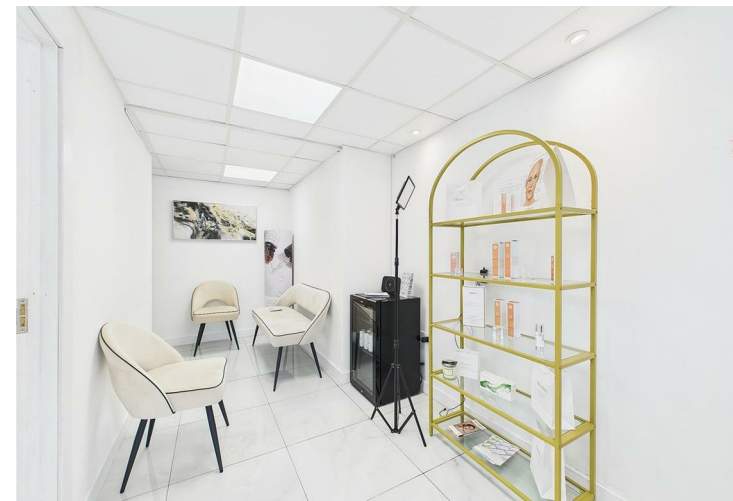
Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

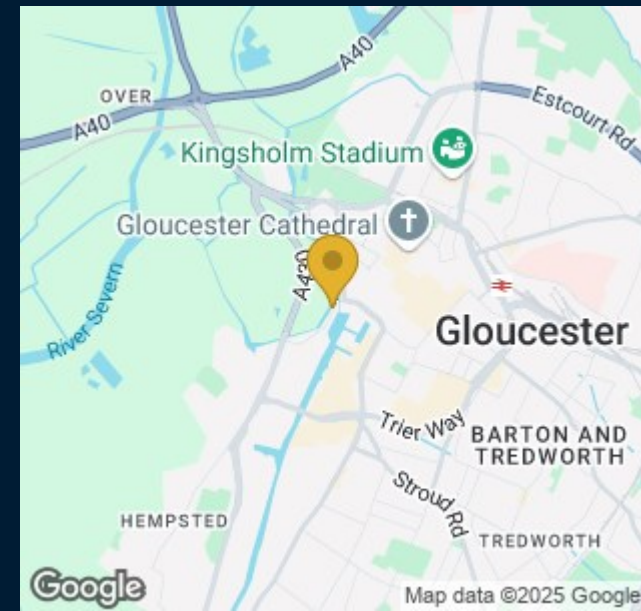
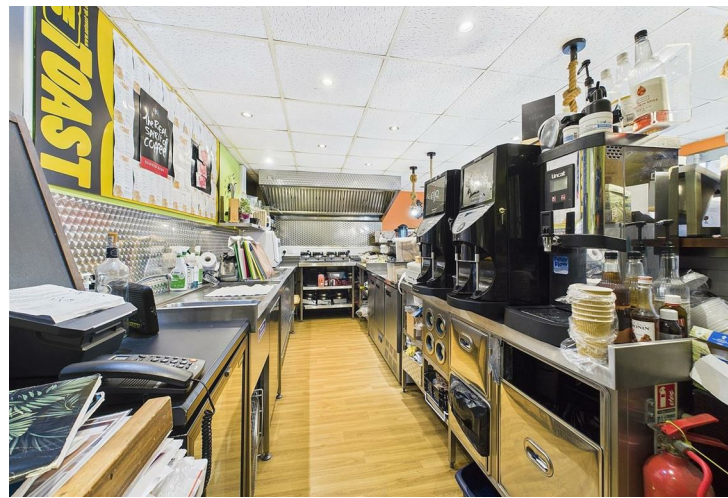
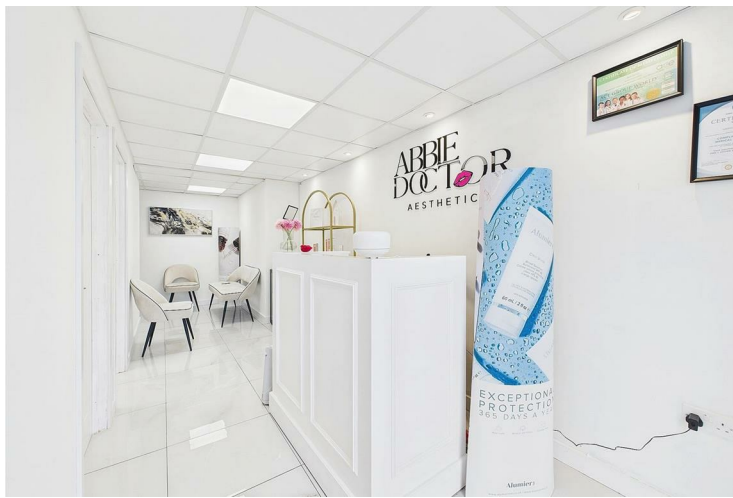
*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

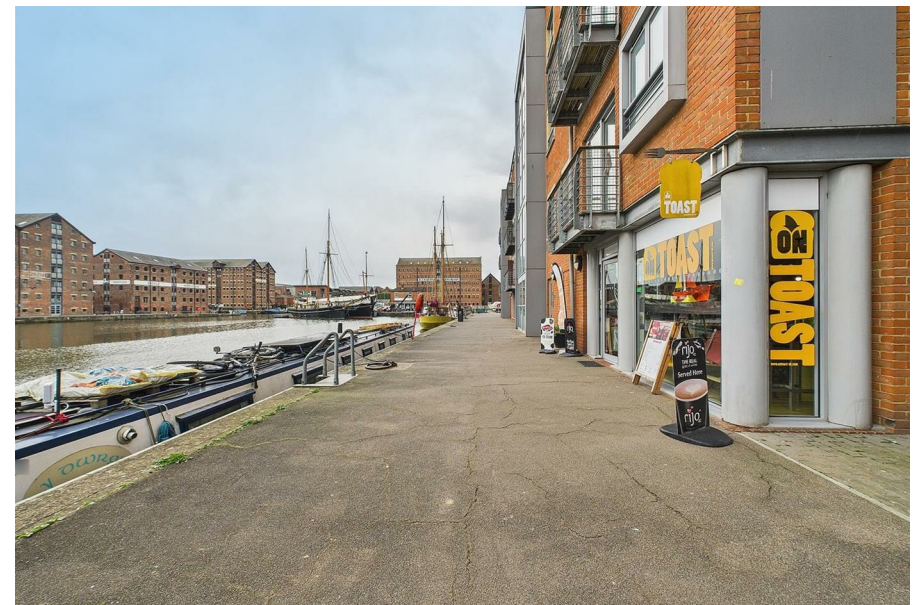
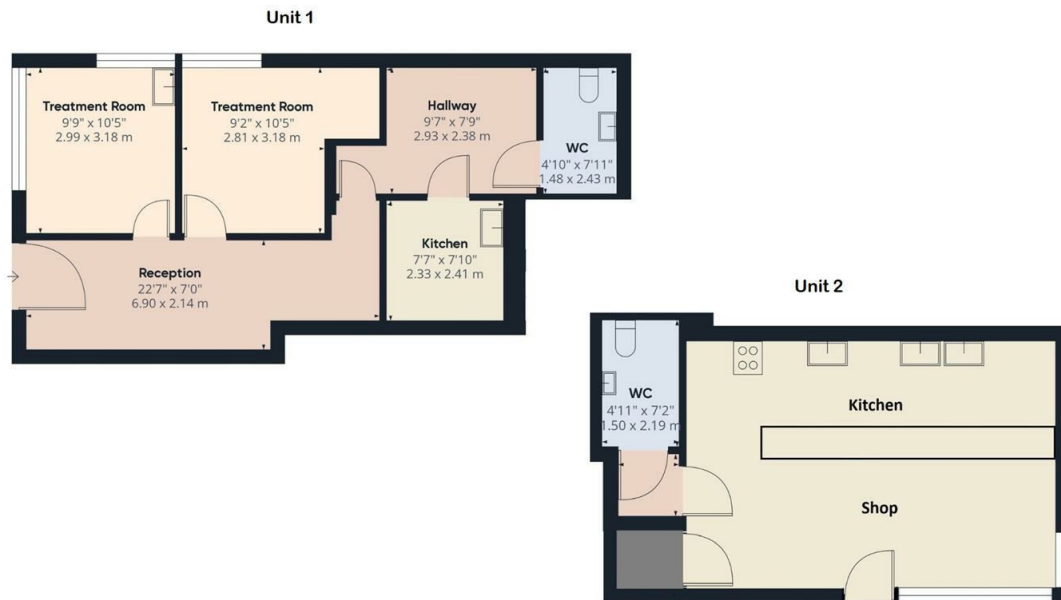
RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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