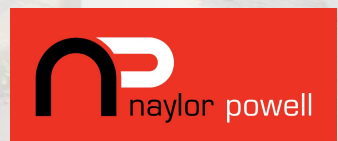




**Sydenham Terrace, Gloucester GL1 5EA**

**£240,000**





## Sydenham Terrace, Gloucester GL1 5EA

- Commercial premises & one bedroom apartment
- Historic fish & chip shop with appliances readily installed
- Recently refurbished throughout
- Potential combined rental income of £20,000 per annum
- Situated in the popular residential location of Linden
- Fantastic investment opportunity
- EPC rating D76
- Gloucester City Council - Business Rates £3,100 per annum



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£240,000**

### Ground Floor - Shop

The ground floor of the property consists of the shop premises itself. A working fish & chip shop for almost 100 years the shop space is currently fitted out as such ready for prospective buyers to instantly make use of the shop itself. The bay fronted shop front consists of the fish & chip shop serving area with space for customers also. Behind is additional facilities including a preparation area, kitchen, w.c and additional storage room to the rear. This room in turn opens through to a rear courtyard area.

### First Floor Apartment

Accessed via the side of the building, stairwell leads to the recently refurbished apartment located above the shop itself. The apartment consists of a spacious kitchen & dining area, bedroom and white suite shower room comprising of w.c, wash hand basin and shower cubicle.

### Outside

To the rear of the building, a secure gated area is accessed from Stanley Road providing an ideal area for bin or bike storage. The shop is accessed via the front whilst the apartment is accessed via the side of the property.

### Location

A popular location in the historic City of Gloucester, with easy access to the M5, Sydenham Terrace is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

### Material Information

Tenure: Freehold commercial premises.

Local Authority and Rates: Gloucester City Council - Business Rates £3,100 per annum.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Standard 12 Mbps, Superfast 66 Mbps, Ultrafast 1000 Mbps download speed.

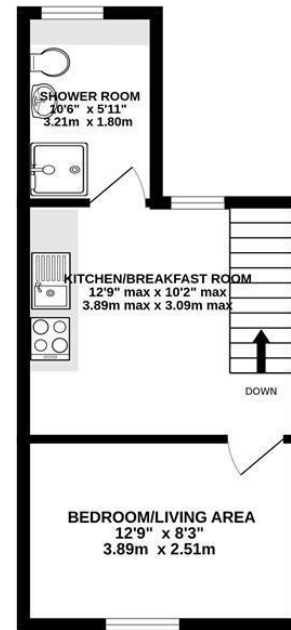
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplex 12/2023

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

