



Eastgate Street, Gloucester GL1 1QN
Offers Over £500,000



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• Unique investment opportunity in central Gloucester • Building comprising of four one bed apartments • Additional commercial premises with planning to create to further one bed apartments • Rear parking area providing 17 car park spaces • Characterful features throughout • EPC ratings E41 to E44 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026 per apartment



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

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Accommodation

The beautiful and imposing Grade II listed detached building has been converted into four one double bedroom apartments all benefitting from spacious open plan living accommodation. Formerly used as a commercial premises, the ground floor accommodation has planning permission granted to be converted into two additional one bedroom apartments. Change of use has been granted for the change from commercial to residential for the ground floor.

Outside

To the rear of the building, an extensive parking area is found providing 17 allocated car parking spaces for the property itself.

Location

Conveniently located in Gloucester City Centre, the property is located within an

active and vibrant community. A short walking distance away various amenities are located to include food stores, public houses, places of religious worship, barbers and doctors surgery. The property is situated within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for professionals.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026 per apartment.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 12 Mbps, Superfast 80 Mbps download speed.

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





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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