



**The Albert Hotel Worcester Street, Gloucester GL1 3AG**  
**£945,000**





# The Albert Hotel Worcester Street, Gloucester GL1 3AG

- A unique & rare investment opportunity
- Current working hotel in the heart of Gloucester
- Thirteen bedrooms with en-suites and kitchen facilities
- Potential to convert to HMO or stand alone apartments
- Secure rear garden & private car park
- Profitable business with full accounts available on request



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**£945,000**

## The Albert Hotel

The Historic Albert Hotel is a family run business located within a convenient central location in the heart of Gloucester. Dating back over 150 years, the property still boasts an abundance of character throughout the property. A rare investment opportunity, the property provides 13 bedrooms all with en-suite shower rooms and some with kitchenettes offering the potential to convert into holiday lets, bed sits, HMO or stand alone apartments subject to relevant planning permissions. With an influx of students re-locating to the area, the property makes for an ideal investment opportunity for student lets also.

The property has been profitable for several years with profits circa £40,000 per annum as a current 10 bed hotel as the current owners currently occupy several rooms within the property for themselves.

## Accommodation

Previously two separate dwellings, the properties have been opened up to create a substantial business premises spread across five floors.

The large basement area provides two large rooms, bar area and commercial kitchen as well as access to a couple of storage rooms. Spread across the four other floors the property continues to provide thirteen bedrooms all with en-suite facilities and some with kitchenettes. Additionally the property also provides a separate utility room, bathroom and additional living area currently occupied by the owners of the property.

## Outside

Externally the property benefits from a spacious and private

garden area ideal for seating with several outbuildings ideal for storage. Gated access opens to a large private car park area providing off-road parking for approximately ten vehicles.

## Location

The characterful and favoured residential setting of Kingsholm is located within close proximity to the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. Whilst the heart of the suburb provides the home to many primary, secondary and grammar schools alongside the Premiership Rugby ground which holds various events throughout the year.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Business Rates £6,300 per annum 2025/2026. (Please note the owners have advised they are exempt from paying business rates as receive small business relief which they have received for the last 10 years).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

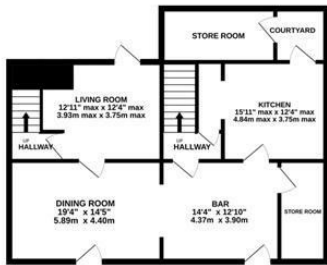
Heating: Gas central heating.

Broadband speed: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

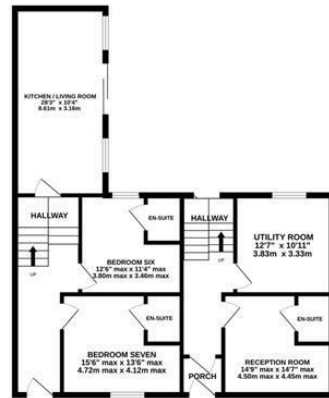
Mobile phone coverage: EE, Three, O2, Vodafone.



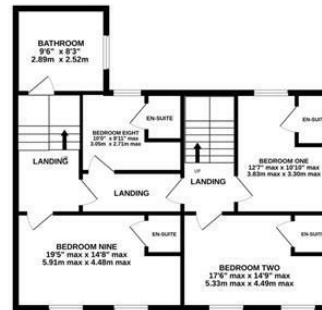
BASEMENT



GROUND FLOOR



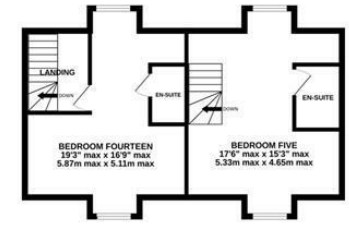
1ST FLOOR



2ND FLOOR



3RD FLOOR



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.  
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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.

