





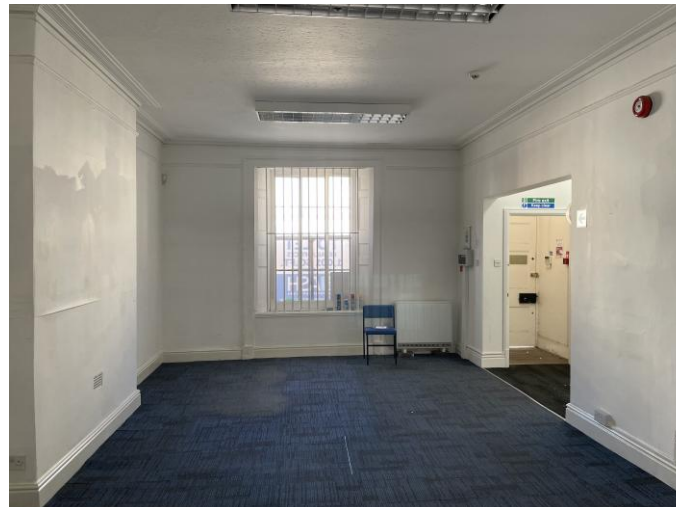
58 Eastgate Street, Gloucester

**Grade II Listed Building
comprising 4 occupied flats
and a ground floor
office/retail area with
consent for conversion to an
additional 2 flats.**

Location

Gloucester is the commercial and administrative centre of the County and supports a resident population of approximately 132,416 (2021 Census). Gloucester has a strong and established traditional industrial base together with, in recent years, a significant expansion as an office centre through the developments on the business parks close to the Motorway junctions.

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road.



The property is situated approximately ¼ of a mile east of Gloucester Cross, which is traditionally regarded as the centre of the City, in a secondary retail trading area, although the property is only approximately 100 metres from the prime retail area, at the junction of Eastgate Street and Kings Walk.

Description

The property is a Grade II Listed building dating from the early 19th century; the front elevation is dressed with Ashlar stone with a central column portico and imposing pediment with double hung sash windows and glazing bars. The property has wooden frame sash windows and secondary glazing has been installed in the upper floors. The upper floors have been converted to provide four No. 1 bedroom flats, all accessed via a communal entrance from the side elevation. A door entry system has been installed. Heating is by wall mounted night storage heaters.

Each flat has a kitchen/dining room, living room, double bedroom and shower room. The kitchens are fitted with a range of units, stainless steel sink unit and cooker/hob with extractor hood. The flats have wall mounted electric heaters.

There is a private car park with 12 spaces to the rear of the property which is accessed off Hampton Way.





58 Eastgate Street, Gloucester

Accommodation Schedule

	M2	FT2	Rent (per month)
Ground Floor (NIA)	98	1,054	Vacant
First Floor (NIA)			
Flat 1	58	624	£675
Flat 2	38	409	£650
Second Floor (NIA)			
Flat 3	58	624	£625
Flat 4	38	409	£660
TOTAL INCOME			£2,610 per month

Business Rates

The Rateable Value listed on the Valuation Office Agency website for the ground floor offices is £10,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Council Tax

The Flats are listed within Band A for Council Tax purposes.

Planning

A change of use has been obtained to convert the ground floor from commercial to 2 residential flats. Further information is available on the Gloucester City Council Planning Portal. Planning Ref No: 24/00251/FUL.

Terms

The building is offered freehold subject to the occupational tenancies in place.

Price

Offers are invited in excess of £500,000.

EPC

The EPCs for the flats fall within Band E and are valid until 2032. An EPC has not been prepared for the ground floor as it is to be redeveloped.

VAT

The property is not elected for VAT purposes.

Legal Cost

Each party to bear their own costs incurred in the transaction.






Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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