



Gloucester House
29 Brunswick Square | Gloucester | Gloucestershire | GL1 1UN

STEP INSIDE

Gloucester House

Welcome to Gloucester House, located in Brunswick Square, close to Gloucester city centre. This Georgian-style Grade II Listed property exudes timeless characteristics set within a peaceful, tree-lined square, offering tranquillity and an appealing urban setting. The property is situated in a mixed commercial and residential area in Gloucester city centre.

The Property

This handsome property currently falls under Use Class E (Commercial, Business & Service) and has until recently been occupied as offices. The property offers itself to remain as commercial or to be converted to Residential (C3) under permitted development. Gloucester House is situated in the heart of Gloucester, a 10-minute walk to Gloucester Cathedral.

The grand façade of Gloucester House features tall sash windows that flood the interior with natural light and highlight the building's classic symmetrical design. The property is framed by ornate columns that create a striking entrance to the blue arched doorway adding a touch of sophistication. This property has enormous potential and could either be comprehensively refurbished to provide several individual apartments or reinstated to its original purpose as a generous single dwelling providing accommodation over the basement, ground, and upper floors. This is a rare opportunity to invest in one of Gloucester's most iconic and historically significant buildings. Gloucester House will be provided with full vacant possession.

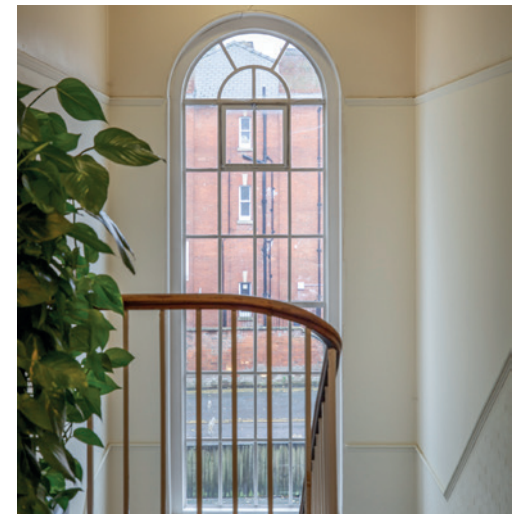
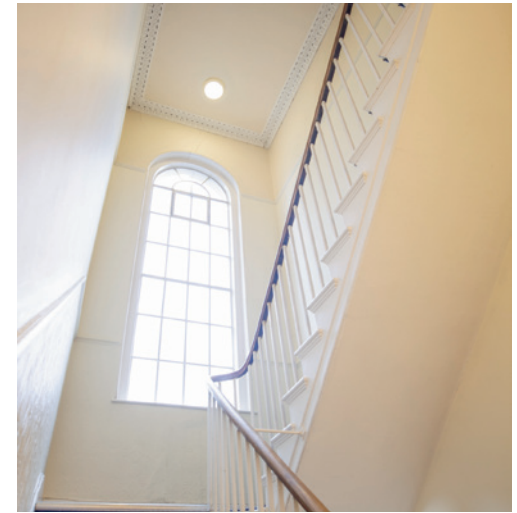
Ground Floor

The ground floor showcases expansive high ceilings and charming period features that reflect the property's historic character. It offers six versatile office or reception rooms, alongside a kitchen area and a bathroom.









First Floor

The first floor features seven additional rooms, currently used as offices, with the potential to be converted into bedrooms and bathrooms.

Lower Ground Floor

The property also includes eight additional offices, a kitchen, a bathroom, a boiler room, and a storeroom, all of which offer the potential for conversion, subject to prior approval.





KEY FEATURES

- Development opportunity
- Mixed-use office/residential
- Prime location
- Vacant possession
- Off street parking for 16 cars





LOCATION

The property is just minutes away from Gloucester city centre, as well as the iconic Gloucester Docks and Gloucester Quays, known for shopping, dining, and entertainment options. Essential services like doctors, dentist, pharmacy, and hospital are all within a short distance. The property is near beautiful countryside areas, including Robinswood Hill Country Park, offering a peaceful retreat from city life.

Furthermore, Gloucester enjoys a wealth of excellent primary and secondary schools, such as Kings, Denmark Road, The Crypt, Sir Thomas Rich's and Ribston Hall. The fashionable Regency Spa town of Cheltenham is a 15-minute drive away, with frequent buses, and great transport links commuters benefit from easy access to the M5 motorway (via Junctions 11 and 12) and a railway station just a 10-minute walk away with easy access into London Paddington. Bristol Airport is the closest international airport, approximately 36 miles away.



This makes the property ideal for commercial or for families, professionals, or anyone looking for a balance between city living and access to countryside and cultural amenities.



Services, Utilities & Property Information

Utilities – Mains electricity, water, gas, and drainage.

Tenure - Freehold

Property Type - Grade II Listed detached property

Construction Type - Standard - brick with slate roof

Gloucester City Council - currently commercial rates apply – please speak with the agent for further information.

Parking – significant capacity for off-road parking to the rear of the property.

Mobile phone coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Ultrafast Fibre Broadband connection available- we advise you to check with your provider.

Directions

Please use what3words ///cried.casual.maker

Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 01242 650974 or 07979 648 748. kathryndanderson@fineandcountry.com.

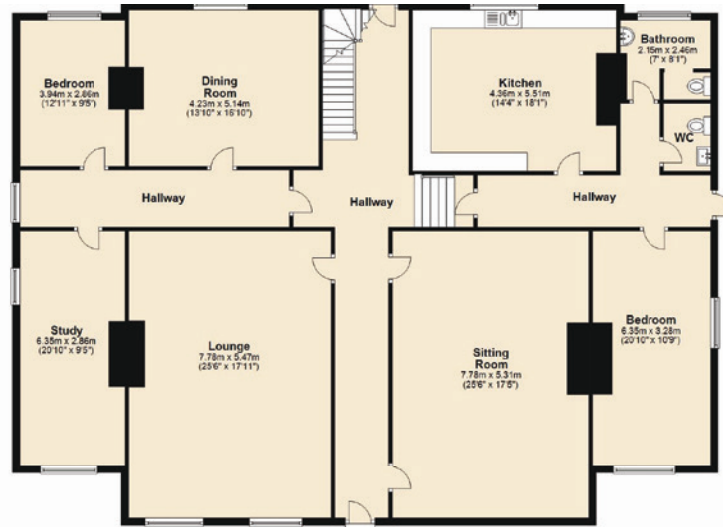
Website

For more information visit <https://www.fineandcountry.co.uk/cheltenham-gloucester-and-tewkesbury-estate-agents>

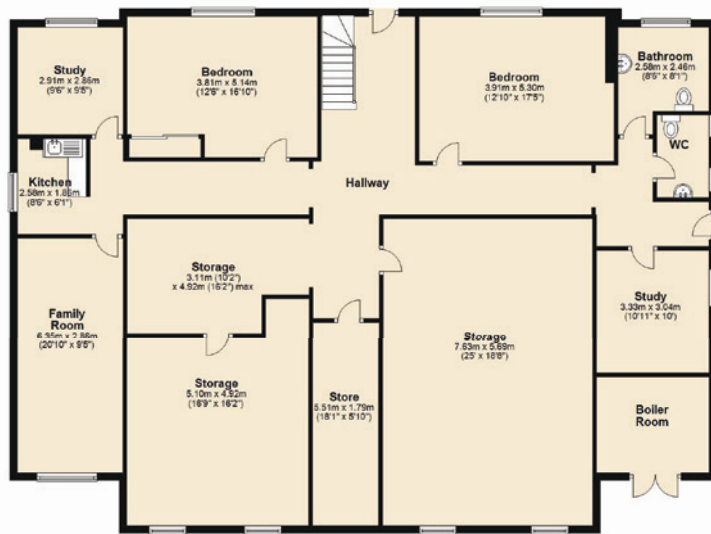
Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings, and appliances referred to have not been tested, and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants, and other property-related details rests with the buyer.

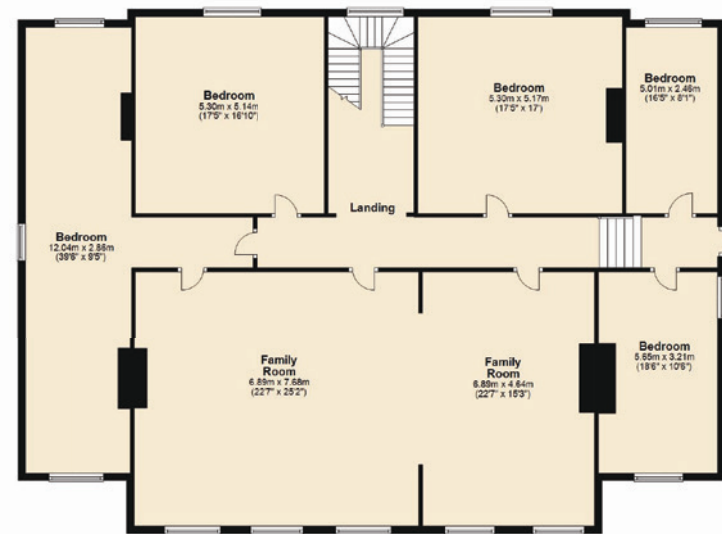




Ground Floor
Approx. 247.0 sq. metres (2553.9 sq. feet)



Basement
Approx. 246.2 sq. metres (2640.7 sq. feet)



Top Floor
Approx. 247.2 sq. metres (2661.0 sq. feet)

Total area: approx. 740.4 sq. metres (7969.6 sq. feet)

EPC Exempt

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KATHRYN ANDERSON

PARTNER AGENT

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Fine & Country Cotswolds and Cheltenham
Harley House, 29 Cambray Place, Cheltenham, Gloucestershire GL50 1JN
01242 650974 | 07979 648748 | kathryn.anderson@fineandcountry.com

