



01452 690553



sales@applebys.estate



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## 35 Worcester Street

, Gloucester, GL1 3AJ

**£425,000**

A rare opportunity for development in Gloucester City Centre! The development offers the erection of a building to provide a retail and multiple occupations unit (providing 21 bedrooms), spread over FOUR floors bring over 8000 sq ft of accommodation (approx.)





## Summary

Demolition of the existing buildings and erection of a building to provide a retail and Multiple Occupations unit (providing 21 bedrooms).

Ground & first floors - 8 units, sizes vary between 21-26 sq metres with 2 communal areas

Second & third floors - 13 units, sizes vary between 21-26 sq metres and 2 communal areas

Retail space to the front - 213 sq metres

Planning ref. 21/00564/FUL) Gloucester City Council

## Situation

The property is located in Gloucester, a Cathedral City and district in Gloucestershire. Gloucester lies on the River Severn, between the Cotswolds to the east and the Forest of Dean to the west, 19 miles (31 km) east of Monmouth and 17 miles (27 km) east of the border with Wales.

The surrounding area is mixed with commercial retail, residential and government buildings such as HM Land Registry and Gloucester Police Station all close by.

## Tenure

Freehold

## Area Map

