



BARNEY

ESTATES & AUCTIONEERS

18 QUAY STREET

GLOUCESTER GL1 2JS



GUIDE PRICE: £300,000+

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UNIT 16, BALTIMORE HOUSE, JUNIPER DRIVE, LONDON, SW18 1TS



A ready-made haulage / storage yard previously occupied by Cathedral Coaches. This prime, vacant, city centre site amounts to approx. 0.183 acre or 7972 square feet. Located between the River Severn and Gloucester Cathedral, on the corner of Quay Street and Lower Quay Street. Part of the site offers covered parking with remainder being secured by brick wall and double gated entrance from Quay Street. The area is currently going through a significant transition with numerous large scale planning consents being granted. This site may well offer various alternate potential uses, subject to the necessary planning consent. Viewing by arrangement with the auctioneers

		Area (ft)	Rateable Value	Rateable value/ft2
Ground	Hard Surfaced, Fenced Land	3,065	£3,142.00	£1.03
Ground	Hard Surfaced, Fenced Land	4,913	£4,795.00	£0.97
TOTALS		7,978	£7,937.00	£0.99

Potential rental income of £60,000 per annum

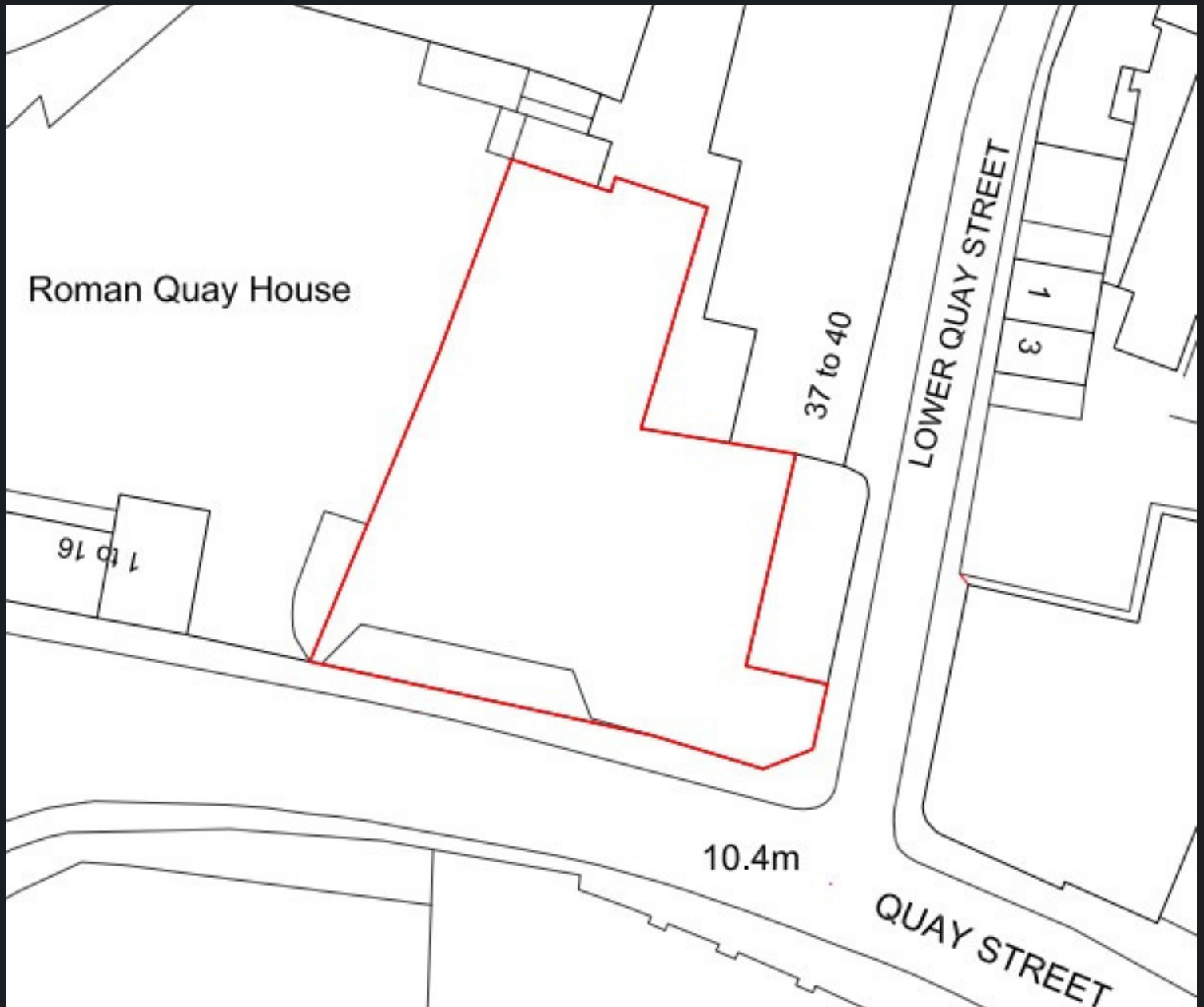


Pre-auction sales are invited

The land is sold on an unconditional basis, purchasers considering alternative uses or even development are deemed to rely upon their own enquiries.

Full information is within the title and legal pack or please call the auctioneer to discuss further. Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation.

18 Quay Street, Gloucester
(approx. 0.183 acre or 7972 square feet)
Guide Price £300,000+



These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

All dimensions/measurements are approximate.

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