

TG

SALES & LETTINGS



Eastgate Street, Gloucester
Gloucestershire GL1 1QN

£400,000

- Retail Unit
- Four Flats
- 3x One Bedrooms
- 1x Two Bedrooms
- All Units Tenanted
- No Onward Chain

The Property

TG Sales are delighted to welcome to the market this fantastic investment opportunity. Situated in the heart of Gloucester's historic city centre, this well-positioned property occupies a prominent spot along one of the city's principal thoroughfares. Benefiting from excellent footfall and convenient access to a wide range of local amenities, shops, restaurants, and transport links, the location is ideal for both commercial and residential demand.

This attractive property combines character with practicality, offering versatile accommodation suitable for a variety of uses. The building is currently arranged as a mixed-use investment, comprising a ground-floor retail unit and a one-bedroom apartment with a private garden to the rear.

To the upper floors, the property offers further residential accommodation, including a one-bedroom apartment and a two-bedroom apartment on the first floor, with an additional one-bedroom apartment located on the second floor.

The property is currently fully occupied and generates an annual income of approximately £38,000, making it a ready-made investment opportunity.

Offered to the market with no onward chain, this is an ideal purchase for investors looking to expand their portfolio with a centrally located, income-producing asset.



Situation

Situated in the heart of Gloucester's historic city centre, Eastgate Street presents a fantastic opportunity to acquire a well-positioned property in a vibrant and highly sought-after location. Set along one of the city's principal thoroughfares, the property benefits from excellent footfall and convenient access to a wide range of local amenities, shops, restaurants, and transport links.

Directions

SATNAV postcode GL1 1QN

Tenure Freehold

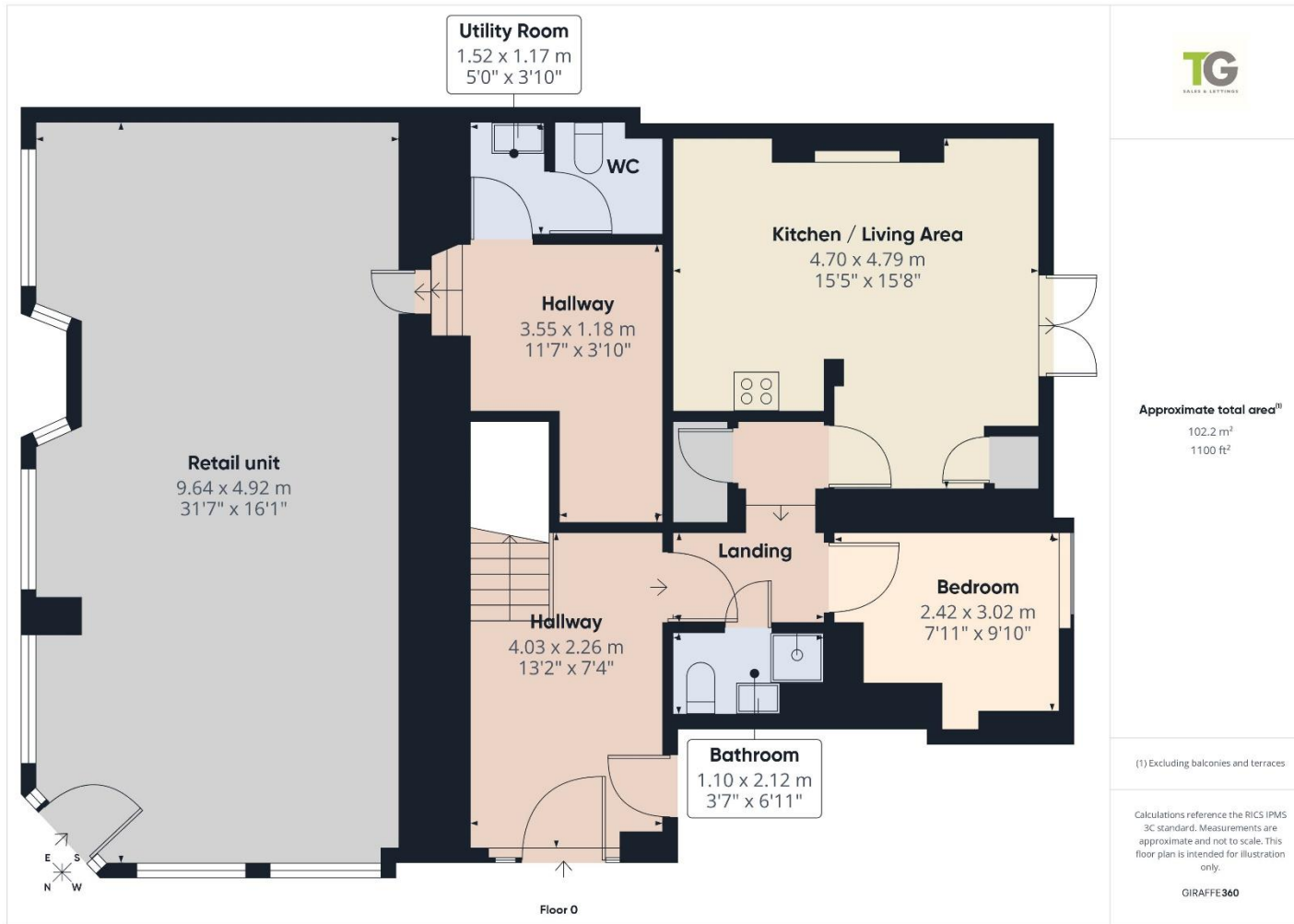
Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

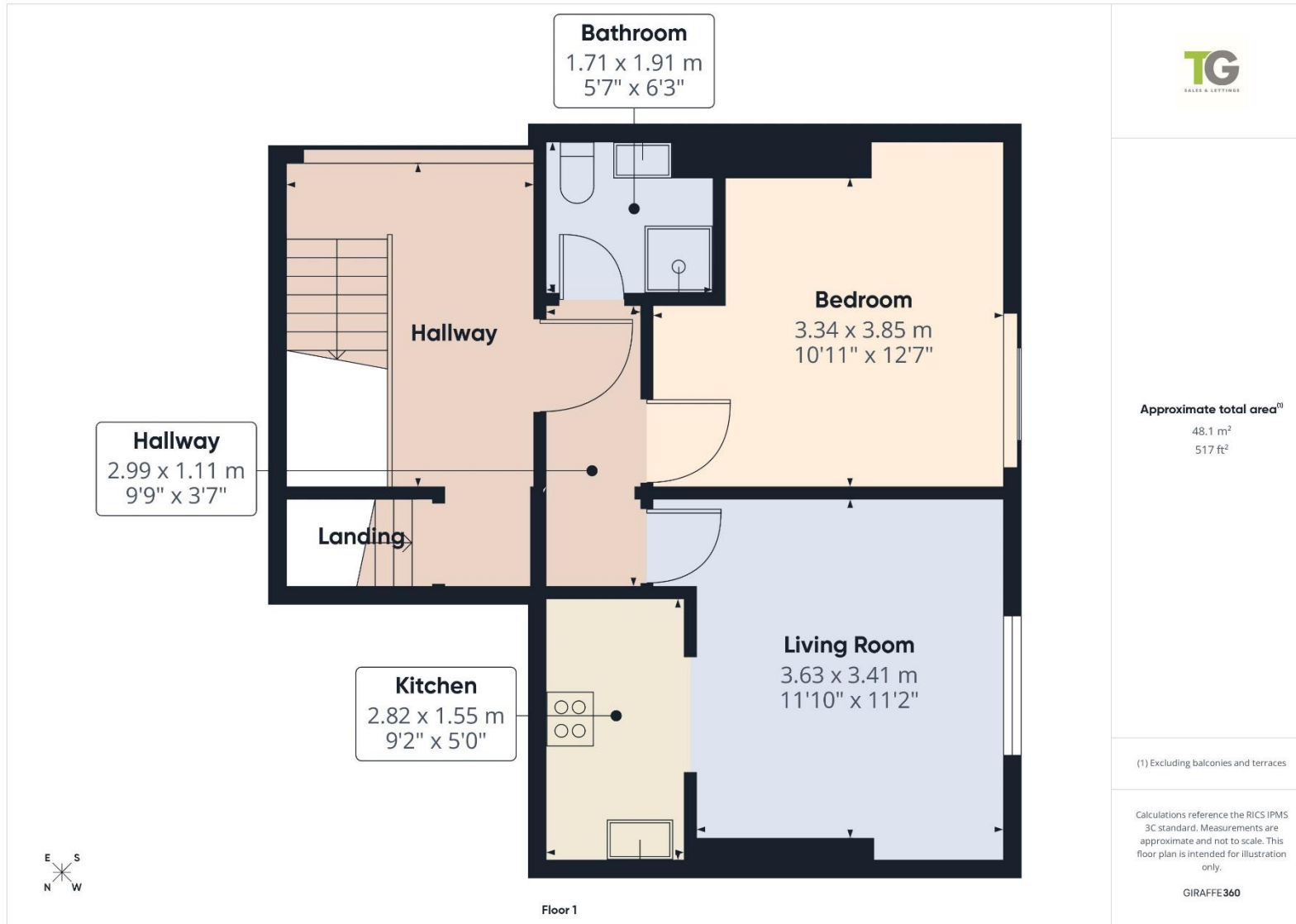
Council tax band A



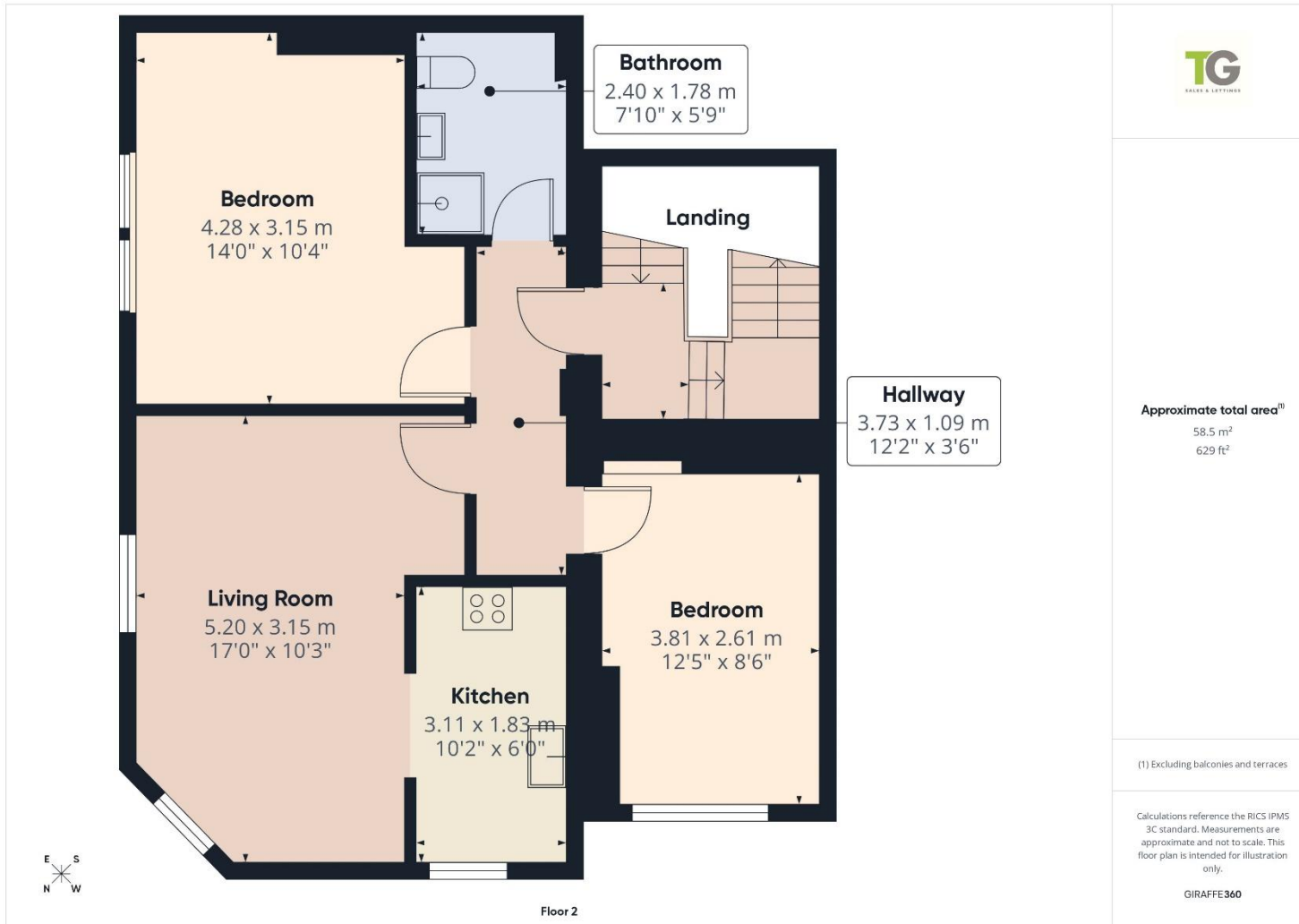
Ground floor Retail and Flat 1



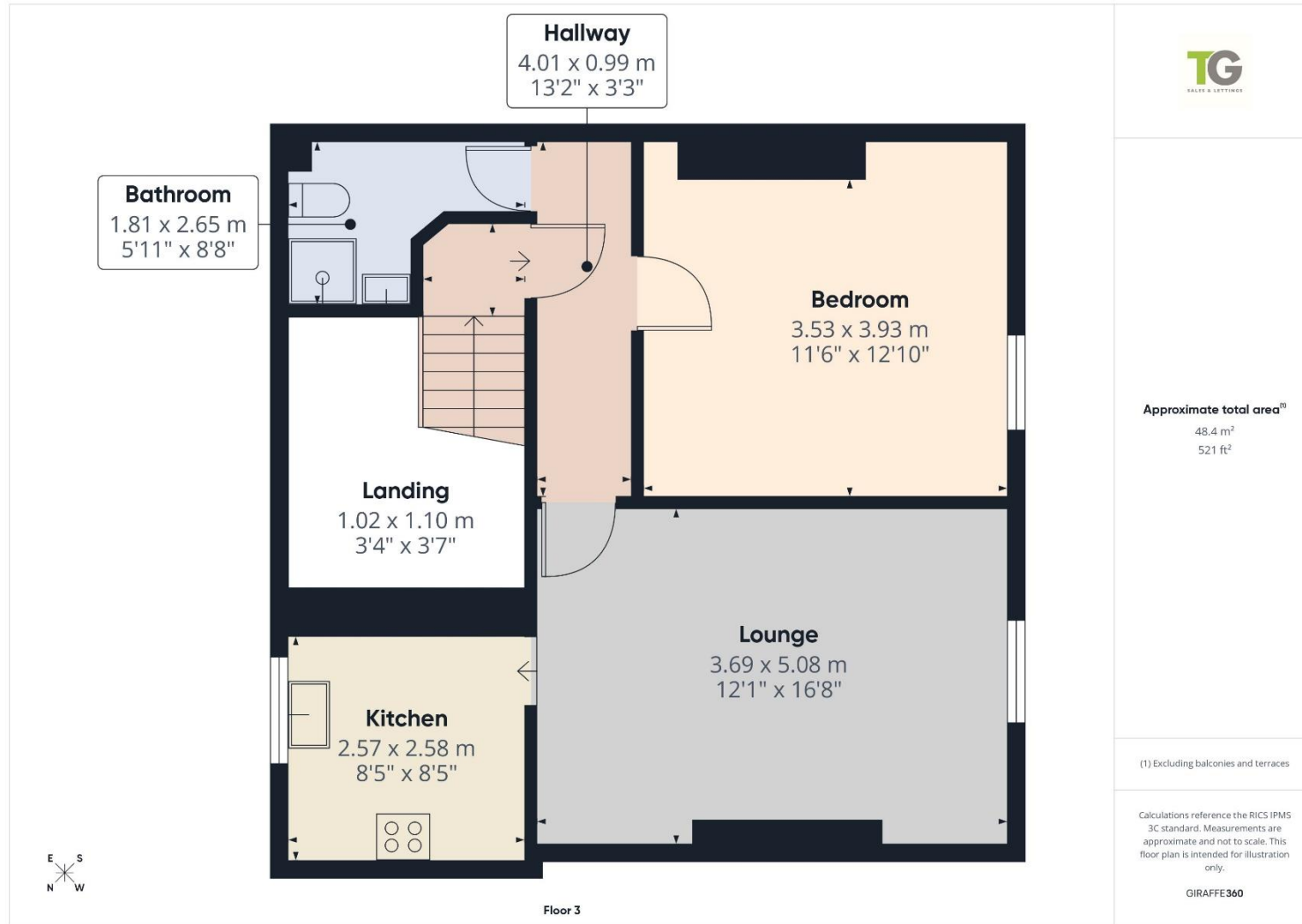
Flat 2



Flat 3



Flat 4



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