

FOR SALE

29 & 31 Westgate St, Gloucester, GL1 2NW

Two Adjoining Freehold
Mixed-Use Buildings with
Ground Floor Retail and
HMO Accommodation
Guided at 11% Yield

Price: £1,250,000
Subject to Contract



- Pair of Adjoining Shop with residential upper parts offering immediate income (£139k pa), reflecting a 10% yield and tangible scope to increase value through asset management
- **29 & 29a** (recent development, completed 3–4 years ago): Ground floor shop let to Crystals UK Ltd on a 6-year lease from Sept 2022 at £12,000 pa (tenant break passed)
- The residential comprises a 10-bed (7 bath) HMO with roof terrace and patio, fully let to students from Sept 202 £75,000 pa (single lease) with parental guarantors. Landlord pays utilities (capped £1k pcm, est. c. £6k pa)
- 29 combined income is £87,000 PA
- **31 & 31a** (Grade II listed): Ground floor shop let to a barbers from Sept 2023 at £12,000 pa, expected to rise to £15,000 p.a on renewal, with a 6-month rent deposit held
- The residential comprises a 6-bed (2-bath) HMO producing £40,000 pa, with landlord paying utilities.
- 31 combined income is £52,000 PA rising to c. £55,000 PA
- Consents in place at 31a to add two additional shower rooms with WCs without reducing bedroom numbers; lounge upgraded with bi-fold doors.
- Total Combined income for both buildings is £139,000 per annum
- Freehold

Let's get in touch!

☎ 020 7486 9000 ✉ info@api.uk.com



ALLIED PROPERTY
INVESTMENTS

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ALLIED PROPERTY INVESTMENTS

TENURE

Freehold

PROPOSAL

Guide Price - £1,250,000 subject to contract

VAT

Property is elected for VAT

FURTHER INFORMATION

Further information available on request

EPC

Energy Performance Certificates are available on request

CONTACT



Tom Lewin
+44 (0) 7783 250 337
tom@api.uk.com



Jonathan Gaon MRICS
+44 (0) 7799 822 121
jonathan@api.uk.com

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