

FOR SALE

29 & 31 Westgate St, Gloucester, GL1 2NW

Two Adjoining Freehold  
Mixed-Use Buildings with  
Ground Floor Retail and  
HMO Accommodation  
Guided at 10% Yield

Price: £1,390,000  
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

29 Westgate St, Gloucester, GL1 2NW



31 Westgate St, Gloucester, GL1 2NW



Let's get in touch!

☎ 020 7486 9000

✉ info@api.uk.com



ALLIED PROPERTY INVESTMENTS



Let's get in touch!

☎ 020 7486 9000

✉ info@api.uk.com



ALLIED PROPERTY INVESTMENTS

## TENURE

---

Freehold

## PROPOSAL

---

Guide Price - £1,390,000 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

DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Allied Property Investments or their clients has authority to make or give any representation or warranty whatsoever in relation to this property.

Let's get in touch!

 020 7486 9000

 info@api.uk.com



ALLIED PROPERTY  
INVESTMENTS