

FOR SALE

Ground Floor Commercial with 1 Bedroom Flat

33 Westgate Street, Gloucester GL1 2NW



- Guide Price £285,000
- Use Class E

For Sale | Code 12230

brutonknowles.co.uk

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Location

Situated on Westgate Street, one of Gloucester's historic Roman roads, the property is in proximity to Gloucester Cathedral and other notable landmarks, making it a prime location for both commercial activity and cultural tourism.

This property offers a unique opportunity to operate a business within a building rich in history and architectural character.

The property lies 1.4 miles (11 minute walk) from Gloucester Train Station and on multiple bus routes.

Description

The property is Grade II* listed.

The property, historically known as the Merchants House, comprises three stories; ground floor commercial unit with upper floor residential 1 bedroom flat, split across first and second floors. The premises is timber frame with brick

above and benefits from a stone and brick cellar (formerly a medieval undercroft).

The property is accessed via single doorway on Westgate Street. The property is to be sold with full vacant possession.

There is no gas to the property.

Accommodation (NIA)

| Unit | SQM | SQFT |
|--------------------------|-------|------|
| Ground Floor Commercial | 17.11 | 184 |
| First Floor Residential | 20.65 | 222 |
| Second Floor Residential | 21.02 | 226 |
| Total | 58.78 | 632 |

Rates

Rateable value £5,100

Description: Shop and Premises

We advise all interested parties to check their rates payable with the local authority.

Energy Performance Certificate

A new EPC is to be commissioned.

VAT

VAT is not applicable.

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Tenure

The freehold is available by way of private treaty.

Viewing

Viewing is available by prior appointment with the sole agents, Bruton Knowles, only. Contact details can be found on page 3.

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Contact:

Phoebe Harmer BSc (Hons)

Commercial Agent

T: 07516 507939

E: Phoebe.harmer@brutonknowles.co.uk

Dorian Wragg FRICS RPR FNARA

Partner

T: 07738 103935

E: Dorian.wragg@brutonknowles.co.uk

Gloucester office:

Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF

T: 01452 880000



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