

# FOR SALE

Ground Floor Commercial with 1 Bedroom Flat

33 Westgate Street, Gloucester GL1 2NW

 BRUTON  
KNOWLES



- Guide Price £285,000
- Use Class E

### 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
<b>Total</b>	<b>58.78</b>	<b>632</b>

### 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.

### Guide Price

£285,000

### 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.

# FOR SALE

## Ground Floor Commercial with 1 Bedroom Flat

33 Westgate Street, Gloucester, GL1 2NW



**BRUTON  
KNOWLES**

### 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



# FOR SALE

///what3words ///flying.agree.cards

33 Westgate Street, Gloucester, GL1 2NW



BRUTON  
KNOWLES



**Regulatory** Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

**Disclaimer** Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

Regulated by  
**RICS**

The Property  
Ombudsman