



**FOR SALE** on behalf of The Joint Liquidators Simon Girling and Christopher Marsden.

**GLOUCESTER – COMMERCIAL/RESIDENTIAL PORTFOLIO, RUSSELL STREET, GL1 1NE.**



- Mixed-use portfolio comprising a substantial office building, retail unit, 7 flats, 2 garages and a car park.
- Located in Gloucester City Centre in close proximity to the King's Quarter Redevelopment.
- Development potential subject to the necessary planning consents being obtained.
- The portfolio is offered as a single lot, with consideration given to the sale of individual properties.
- Quoting Price - £1.4 million.

**COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT**



## LOCATION

Gloucester is the commercial and administrative centre of the county and supports a resident population of approximately 121,700 (2011 Census). Gloucester has a strong and established traditional industrial base together with, in recent years, a significant expansion as an office centre through the developments on the business parks close to the motorway junctions.

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road.

The properties are situated on the southern side of Russell Street, close to the junction with Clarence Street and are close to the City Centre and the railway and bus stations.

This part of Russell Street is very conveniently situated for the main shopping area, with the prime retail of Eastgate Street being approximately 200 yards away.

## 2a RUSSELL STREET

The property is attached, is built of brick under a flat roof and is 'L' shaped, originally linking into the rear of 12 Clarence Street, although the entrances at ground and first floor levels have been sealed. Planning consent was granted in 2009 for a change of use from offices to three residential units with rear car parking.

The accommodation comprises:

Flat 1: Ground Floor Lobby, living room with kitchen area, 2 bedrooms, bathroom.

Flat 2: First Floor Lobby, living room with kitchen area, 2 bedrooms, bathroom.

Flat 3: Lower Ground Kitchen  
Ground Floor Living room  
First Floor Bedroom, bathroom

The three floors of this unit are linked by a spiral staircase. All mains services are connected to the property and each flat has a gas fired central heating system with radiators

There is a communal store in the lower ground floor.



ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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## IMPERIAL HOUSE

The property comprises a substantial two storey Victorian building of brick construction, under a pitched slate-covered roof behind a front parapet wall. There is a large two storey rear extension dating from the 1950s in brick under a flat roof.

The property was in office use for many years but has been converted into four self-contained flats and comprises the following:

### Ground Floor

Flat 1 (front) With entrance directly off Russell Street, living room/kitchen, bedroom, bathroom.

Flat 2 (rear) Communal entrance hall, living room/kitchen, bedroom, bathroom.

### First Floor

Flat 3 (front) Entrance hall, living room/kitchen, two bedrooms, bathroom.

Flat 4 (rear) Living room/kitchen, bedroom, bathroom.

Each flat has an independent gas fired central heating system with radiators.



## BOW BELLS

The property comprises a Florist Shop converted in 2009 from office use.

The property, which is attached, is single storey and constructed of facing brick to both the front and part of the side elevations, under a flat roof.

There is a central pedestrian entrance door and front display windows, and the property has a gas fired central heating system.

The approximate net internal areas are as follows:

Retail Shop	49.72 sq m	(535 sq ft)
Rear Preparation area	19.52 sq m	(210 sq ft)
Rear lobby		
Rear store with kitchen	34.39 sq m	(125 sq ft)
Store	11.62 sq m	(125 sq ft)
Cloakroom with WC and hand basin.		

Total 115.25 sq m (1,240 sq ft)

There is a small concrete forecourt to the front.

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## ST ALDATE CHAMBERS

The property comprises a substantial attached four storey Victorian office building slightly set back from Russell Street behind railed forecourt and with the benefit of a rear car park for 6 cars.

The property is constructed of smooth rendered elevations under a double pitched interlocking concrete tiled roof behind a high front parapet.

There is a small two storey rear extension in matching materials with a flat roof.

The property is heated by way of a gas fired central heating system.

The accommodation comprises a range of cellular and open plan offices, a fitted kitchen and WC facilities.

The approximate net internal areas are as follows:

Lower Ground Floor	55.03 sq m	(593 sq ft)
Ground Floor	61.46 sq m	(661 sq ft)
First Floor	60.80 sq m	(654 sq ft)
Second Floor	73.42 sq m	(790 sq ft)
<b>Total</b>	<b>250.71 sq m</b>	<b>(2698 sq ft)</b>



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## CAR PARK AND GARAGES

The access to the car park is off Russell Street via an electronically operated security gate.

It has a tarmac surface, the western part of which is constricted by a large pear tree.

In addition there are two brick-built garages with pitched felt covered roofs and sliding wooden doors fronting Russell Street.



## TENANCIES

Please see the Tenancy Schedule.

## TERMS

The property is offered freehold subject to the occupational tenancies outlined in the Tenancy Schedule.

Consideration will be given to the sale of individual properties.

## GUIDE PRICE

£1.4 million.

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

## VIEWING

Strictly by prior arrangement with the agents.

Simon McKeag [sjm@ashproperty.co.uk](mailto:sjm@ashproperty.co.uk)

Or

Harry Pontifex [hjp@ashproperty.co.uk](mailto:hjp@ashproperty.co.uk)

**01242 237274 or 01452 300433**

## Or Joint Agents



**Chris Price**

07979 541215 or [chris.price@pactproperty.co.uk](mailto:chris.price@pactproperty.co.uk)

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