

Seymour Cafe 91 Theresa Street, Gloucester GL1 5PR

£325,000

naylor powell

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• Commercial premises & two bedroom apartment • Former successful family run cafe • Planning permission previously obtained for four apartments • Private rear courtyard area & detached single garage • Fantastic investment opportunity • Situated in the popular residential location of Linden • EPC rating TBC • Gloucester City Council - Business Rates £9,800 per annum • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Ground Floor - Cafe

The property was formerly operated as a café and offers a spacious commercial premises with a well-proportioned dining and seating area to the front, providing ample room for customer seating and dining. The premises also benefits from a fitted serving counter and a separate commercial kitchen, equipped with a range of stainless steel preparation surfaces, catering equipment and storage facilities. Further accommodation includes a useful utility room, providing additional space for storage and laundry facilities, together with a separate W.C.

The property offers an excellent opportunity for someone looking to establish a café, takeaway or other food-related business, with the benefit of existing commercial kitchen facilities and customer seating space. Alternatively, the premises may suit a variety of other commercial uses or the potential to convert into apartments, subject to any necessary planning consents.

First Floor Apartment

Accessed via a separate entrance to the side of the building, the first-floor flat provides well-proportioned two-bedroom accommodation arranged over one level. The property comprises a spacious living room alongside a fitted kitchen providing a range of wall and base units, worktop space and room for appliances. There are two bedrooms with the accommodation completed by a bathroom fitted with a bath, shower over, wash hand basin and W.C.

The flat offers a convenient and practical living space, making it an ideal addition to the commercial premises below. The separate side access provides independence from the café, offering potential for additional income with a tenant currently in situ.

Outside

To the rear of the property is a courtyard area, providing useful external space with gated access to the side from the road. The area is currently used for storage and provides potential to be adapted to create off-road parking, subject to any necessary permissions and alterations. An additional detached garage provides further usual storage space benefitting from power and lighting with up and over door access from the front and personal use door within the courtyard area.

Location

A popular location in the historic City of Gloucester, with easy access to the M5, Cecil Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

Material Information

Tenure: Freehold commercial premises.
Local Authority and Rates: Commercial premises - Gloucester City Council - Business Rates £9,800 per annum. Apartment - Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Standard 13 Mbps, Superfast 46 Mbps, Ultrafast 5500 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

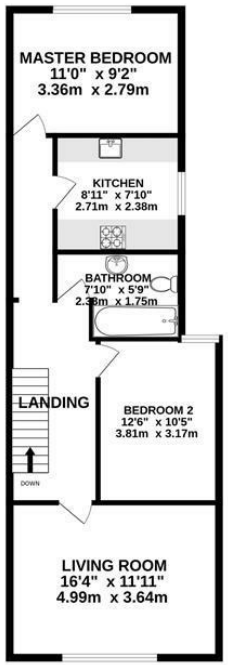




GROUND FLOOR
995 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



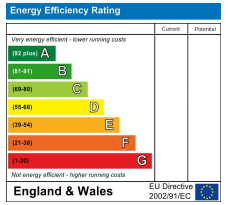
TOTAL FLOOR AREA : 1713 sq.ft. (159.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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