



Hanman Road, Gloucester GL1 4TG
£250,000



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- Investment opportunity creating 8.16% yield
- Site comprising three apartments and commercial unit
- Currently enjoying full occupancy
- Allocated off road parking offered with the commercial unit
- Additional unit with development opportunity open to further negotiation
- Viewing strictly by appointment only

£250,000

Accommodation

Providing three self contained apartment units to include two, two double bedroom apartments alongside a further studio apartment, each in good condition throughout and holding tenants in situ. Furthermore, the site offers a commercial shop unit with a single off road parking space that also holds a tenant in situ. The combined income for the site totals £1700 per calendar month creating a 8.16% yield. In addition to the advertised site, an additional garage unit which is located to the rear of the site and accessed off Hanman Road with development potential, subject to relevant planning permissions is offered to the market through further negotiation, please contact the office on 01452 398010 to discuss further.

Location

A popular suburb within the heart of the Gloucester, the locality appeals to a wide range of tenants having a range of various amenities, good bus links to both the centre and hospital alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema allowing it to be a strong area of investment offering a positive yield.

Local Authority, Service & Tenure

Gloucester City Council - Apartments 1, 2 & 3 in addition to the shop are Tax Band A. Mains water, drainage, electric and gas. Freehold.

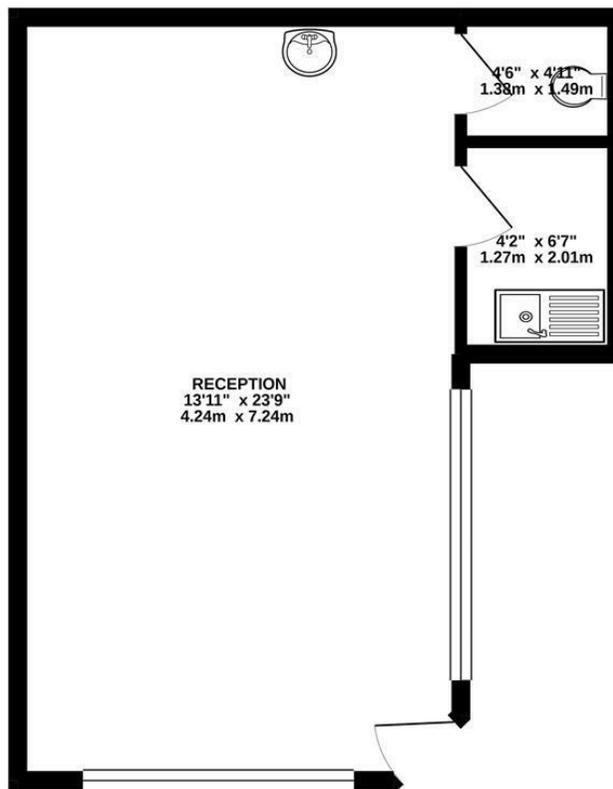


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SHOP



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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



