



Westgate Street, Gloucester GL1 2PG

£275,000



Westgate Street, Gloucester GL1 2PG

- Unique investment opportunity in Central Gloucester
- Grade II listed property over three floors & extended to the rear
- Two apartments with commercial unit to the front
- Private garden for the ground floor apartment
- Potential rental return of £1,600 pcm
- EPC ratings D65 & E41
- Gloucester City Council - Tax Band A (£1,425.38 per annum 2024/2025) for each apartment

£275,000

Overview

Offered to the market with no onward chain is this unique investment opportunity in the centre of Gloucester. The whole building with the freehold is for sale which comprises of two apartments, with private rear garden to the ground floor apartment, and a commercial unit to the front. The property commands a potential rental income of approximately £1,600 per month equating to approximately £19,000 per annum with a rental yield of 6.9%.

Communal Entrance Hallway

Hallway provides access to apartment one, commercial unit, w.c and stairwell leading to the apartment two.

Commercial Unit / Storage Room

The area lends itself to be turned into a commercial premises if required with entrance from the communal hallway and window overlooking the front aspect.

Apartment One

The generous sized ground floor apartment offers spacious open plan living accommodation to the rear with access provided to an enclosed rear garden only accessed via the ground floor apartment. The apartment further benefits from a shower room and stairwell leading to the bedroom located above the living area.

Apartment Two

Positioned over the top two floors of the building, the apartment benefits from two bedrooms and shower on

the first floor. Stairwell continues to the top floor where the kitchen is located overlooking the rear aspect and living room overlooking the front aspect providing views towards Gloucester Cathedral.

Location

Located in the heart of the historic Gloucester City Centre the property is within close proximity of many shops and eateries as well as the popular Gloucester Docks which benefits from the designer outlet along with many more waterfront bars and restaurants. The train station and bus station is also within a short distance offering access to all the major cities including direct train links to London Paddington.

Material Information

Tenure: Freehold. Grade II listed to the front.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,425.38 per annum 2024/2025) for each apartment.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 19 Mbps, Superfast 80 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone.



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com





GROSS INTERNAL AREA
 FLOOR 1: 48 m², FLOOR 2: 40 m²
 FLOOR 3: 29 m²
 TOTAL: 117 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.



