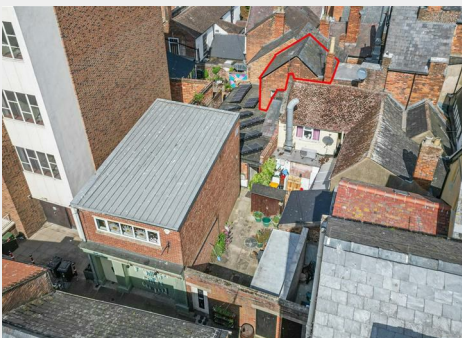


## Flat 1, 2A Bull Lane, Westgate Street, Gloucester, GL1 2HG

Auction Guide Price +++ £50,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD JULY 2025
- VIRTUAL TOUR NOW ONLINE
- DOWNLOAD FREE LEGAL PACK
- VIEWINGS – REFER TO DETAILS
- JULY LIVE ONLINE AUCTION
- LEASEHOLD STUDIO FLAT
- TOP FLOOR | CITY CENTRE
- LET - £6,300 PA | AST
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Leasehold STUDIO APARTMENT ( 301 Sq Ft ) located in the CITY CENTRE | Subject to AST Tenancy producing £6,300 pa

# Flat 1, 2A Bull Lane, Westgate Street, Gloucester, GL1 2HG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flat 1, 2A Bull Lane, Westgate Street, Gloucester GL1 2HG

Lot Number TBC

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
Registration Deadline is on Monday 21st July 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Leasehold studio flat with pedestrian access via Bull Lane from Westgate Street and Longsmith Street. The property is positioned on the top floor of this converted block with accommodation ( 301 Sq Ft ) comprising open plan bedroom / living space with separate kitchen and bathroom. Sold subject to existing tenancy.

Tenure - Leasehold  
Council Tax - Band A  
EPC - C  
Management Fees - £75 pcm  
Lease length - 999

### THE OPPORTUNITY

RESIDENTIAL INVESTMENT | £6,300K PA

The property is sold subject to an existing AST tenancy commencing 31.12.24 producing £525 pcm | £6,300 pa

### LOCATION

The property is located just yards from he busy and vibrant Westgate Street which offers an array of amenities including high street retailers, convenience stores, cafes and public houses. The Gloucester Quays outlet shopping centre, which is within a short walk of the property, is one of the largest and most ambitious regeneration developments in the UK. Ideally located to serve the M5 corridor from Bristol to Birmingham, it offers a unique architectural waterside setting complemented by designer brand shops, affluent bars and gourmet restaurants.

### SOLICITORS & COMPLETION

Harvey Rainey  
Barcan Kirby  
0117 325 29 29  
h.rainey@barcankirby.co.uk  
www.barcankirby.co.uk

### EXTENDED COMPLETION

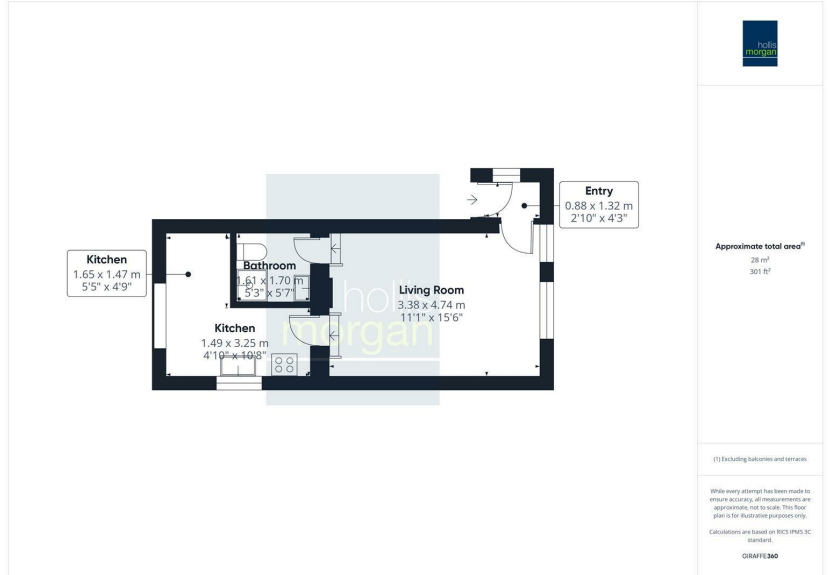
Completion is set for 8 weeks or earlier subject to mutual consent.

### IMPORTANT AUCTION INFORMATION

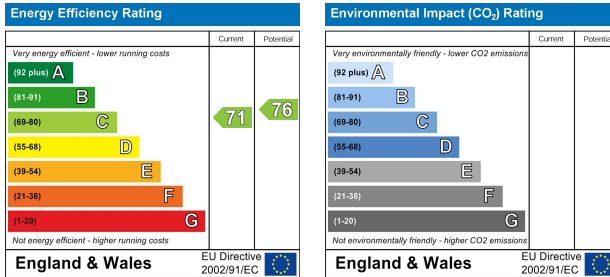
#### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.  
We will send you an email and text to confirm the appointment time and the full property address.  
Viewings are supervised by a member of the Hollis Morgan Auction team

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

Tel: 0117 973 6565  
Email: post@hollismorgan.co.uk  
www.hollismorgan.co.uk

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## Auction Property Details Disclaimer

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Please refer to our website for further details.