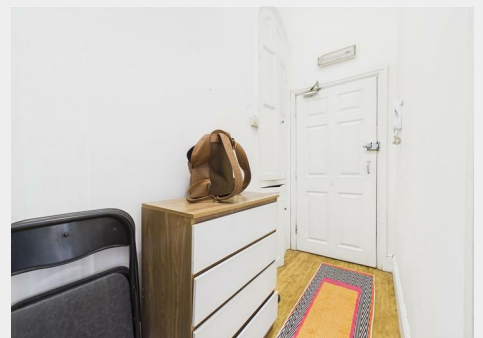


1 Commercial Road, City Centre, Gloucester, GL1 2DY

Auction Guide Price +++ £325,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD BLOCK OF FLATS
- 3 X 1 BEDS | £41,748 pa INCOME
- WAS £650K | LARGE BASEMENT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold BLOCK OF 3 X 1 BED FLATS with LARGE BASEMENT (Total - 2216 Sq Ft) for INVESTMENT (£40,800 pa) or BREAKUP | Reduced - was £650k

1 Commercial Road, City Centre, Gloucester, GL1 2DY

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flats 1 - 3, 1 Commercial Road, City Centre, Gloucester GL1 2DY

Lot Number 44

The Live Online Auction is on Wednesday 17th June 2026 @ 12:00 Noon
Registration Deadline is on Friday 12th June 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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 prominent and imposing Freehold Grade II Listed corner property built around 1850 to house the Gloucester Savings Bank - Gloucester Heritage archives also mention that this building was built on an ancient site of medieval Druid worship known as the 'Kyneburgh Triangle' and it retains this unusual shape. The property (2216 Sq Ft) was converted into 3 flats in 2008 and subsequently refurbished in 2025. There is also a large basement area with scope for a range of uses. Sold subject to existing tenants.

Tenure - Freehold
Council Tax - A | A | A
EPC - G | C | D

THE OPPORTUNITY

FREEHOLD INVESTMENT | BREAKUP

The 3 flats and basement have historically generated £41,748 pa in rental income.

SCHEDULE OF INCOME - £40,800 pa

Flat 1 – AST tenancy commenced 1st November 2025 @ £910 pcm
Flat 2 – Vacant but has been used for Air B & B | Scope for £900 pcm
Flat 3 – AST tenancy commenced 3rd December 2025 @ £890 pcm
Basement – Previously let from 2015 - 2025 for mixed martial arts training @ £750.00 PCM. Currently let as storage until June 1st 2026 @ £779.00 PCM. We understand the basement before 2007 has a long history of office lets for circa 50 years.

REDUCED PRICE FOR AUCTION

The property was previously listed with respected local residential agents with an original asking price of £650,000 and more recently £550,000 now with a reduced guide price for sale by auction

LOCATION

The property is located on the 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.



9 Waterloo Street
Clifton
Bristol
BS8 4BT

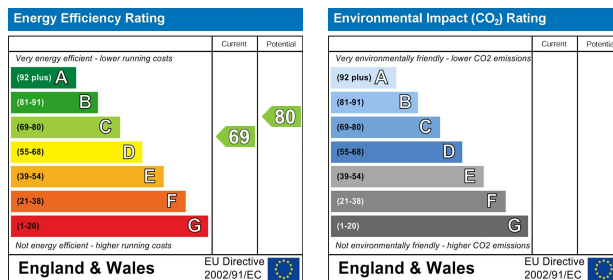
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Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Floor plan



EPC Chart



Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.