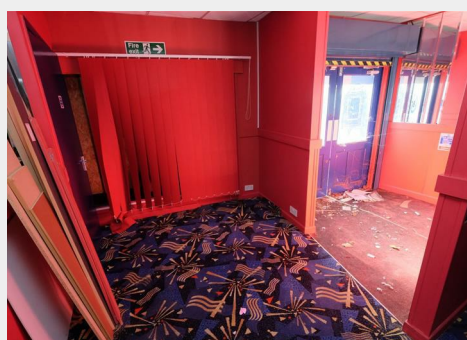
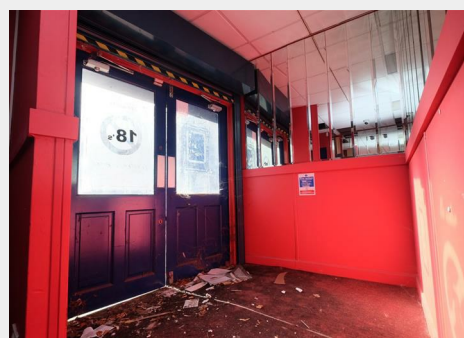
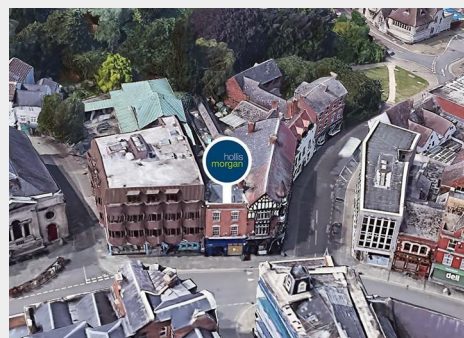
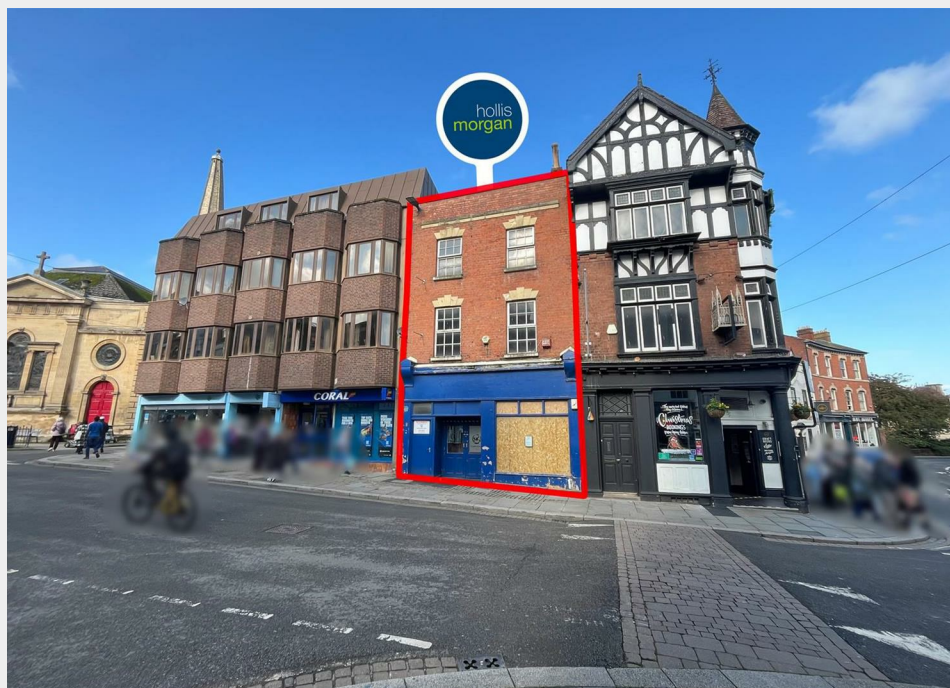


## 49 - 51 Northgate Street, City Centre, Gloucester, GL1 2AJ

Sold @ Auction £165,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH FEBRUARY 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD COMMERCIAL PREMISES
- VACANT | 1468 Sq Ft
- SCOPE FOR RESI ON UPPER FLOORS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold COMMERCIAL PREMISES ( 1468 Sq Ft ) with scope for RESI CONVERSION OF UPPER FLOORS subject to consents.

# 49 - 51 Northgate Street, City Centre, Gloucester, GL1 2AJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ FEBRUARY LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £160,000 +++  
SOLD @ £165,000

ADDRESS | 49-51 Northgate Street, Gloucester GL1 2AJ

Lot Number 10

The Live Online Auction is on Wednesday 12th February 2025 @ 17:30  
Registration Deadline is on Monday 10th February 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”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Freehold commercial premises with accommodation ( 1468 Sq Ft ) arranged over 3 floors comprising ground floor trading position and ancillary space on the upper floors.  
We understand the ground floor was most recently occupied as a betting shop.  
Sold with vacant possession.

Tenure - Freehold

EPC - F

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

RESIDENTIAL DEVELOPMENT

The layout of the upper floors will lend itself to the creation of 2 self contained 1 / 2 bedroom flats or a 3 bedroom maisonette with independent access already in place from the front of the property.  
Please note we understand no planning of this nature has been previously sought and interested parties will need to make their own investigations.  
Subject to gaining the necessary consents.

### COMMERCIAL INVESTMENT

If the upper floors were to be converted then the ground floor has scope for an excellent investment with independent ancillary area and bathroom facilities already in place.  
We also understand there is a grant scheme in place by Gloucester Council to upgrade and renovate the shop front.

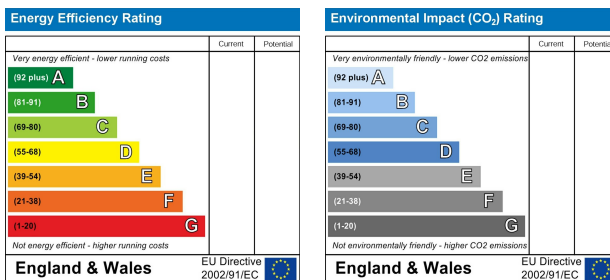
### LOCATION

The property is located on the busy and vibrant Northgate 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.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## 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.