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**105 Southgate Street, Gloucester, GL1 1UT**

**£475,000**

An opportunity to acquire a mixed use versatile investment buy which includes a SHOP & FOUR FLATS.

The shop and flats are all let out so an ideal turn key investment right next to Gloucester Quays!

Total gross yield at asking price 10.7%

## Summary

The shop is on a long lease currently as a barber shop Rental £1200.00

The Flats are accessed via Norfolk Street, GL1 1US address's :

2 Norfolk Street GL1 1US

Flat 1,2 & 3 Norfolk Street, GL1 1US.

There is 2 x 1 beds and 2 x 2 beds Rental total £3250.00

Total gross rental £53,400 PA

Total gross yield at asking price 10.7% return

Shop Floor 19'8 x 19'0 (5.99m x 5.79m)

With rest room, WC & utility Area

## Ground Floor Flat

Two Bedroom Flat

## First Floor flat

Two one bed flats

## Second Floor

Two Bedroom flat

## OUTSIDE

Situated opposite Gloucester Quays on Southgate Street.

one parking space to the rear

## Services

Mains Drainage, Electric

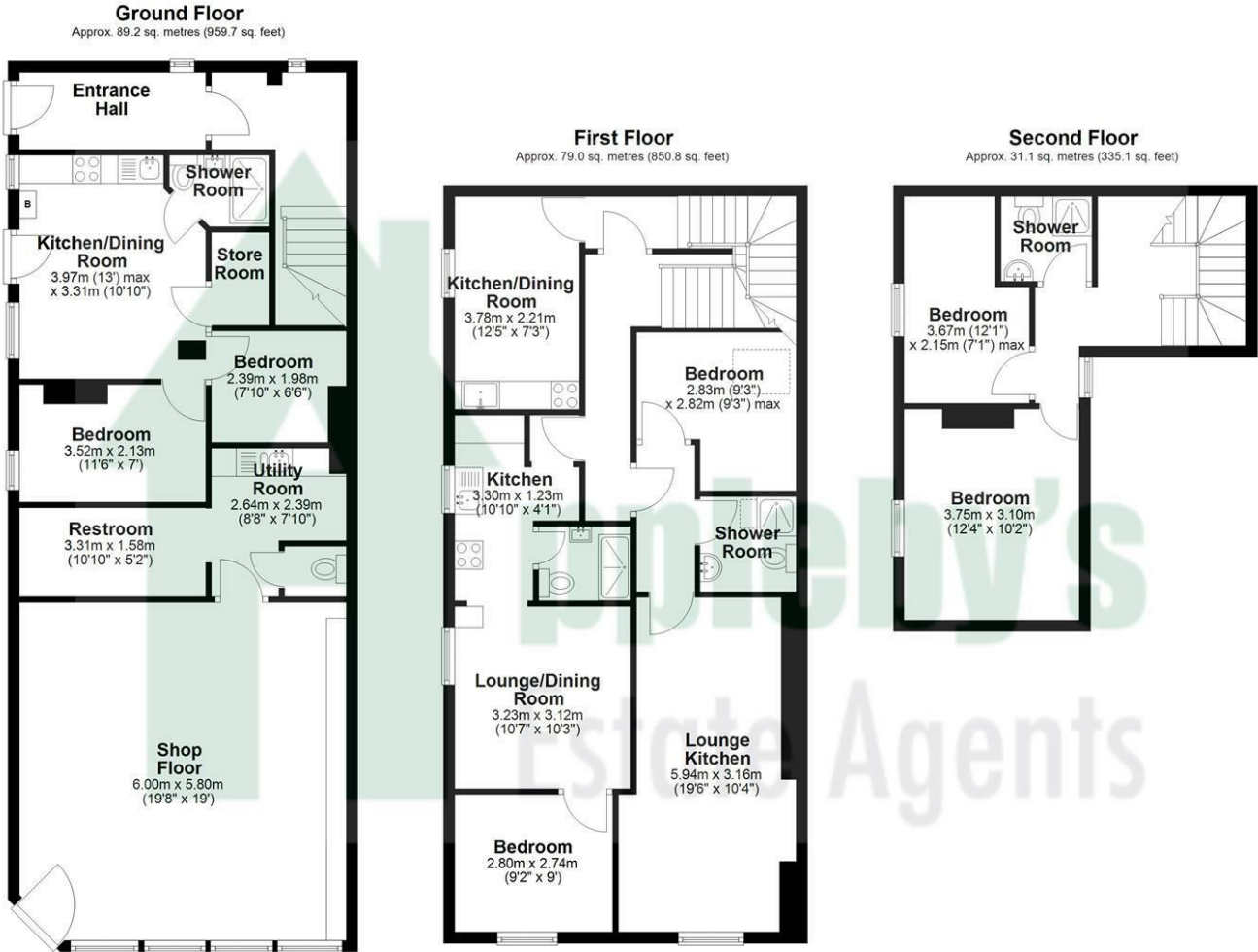
Grade II listed.

Gloucester City Council

## Tenure

Freehold

## Floor Plan



Total area: approx. 199.3 sq. metres (2145.6 sq. feet)

## Area Map



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