



**5-6 Kestrel Parade  
Innsworth, Gloucester GL3 1BJ**

**£125,000**

**EPC rating**

This double fronted shop premises is situated in a popular convenient location and benefits from a large store room, garden in need of landscaping and no onward chain.

Gloucester City Centre has brand name stores, large retail outlets, fashion shops and the indoor Eastgate shopping precinct. There is also a variety of shops, restaurants, wine bars and public houses to suit all tastes. Sporting facilities include a Leisure Centre, Local Football and Rugby Clubs and a Country Club with its own golf course and ski centre.

Gloucester Quays Designer Outlet is new to Gloucester and can be located close to the Historic Docks, here you will find Food, Drink, Cinema, National Waterways Museum, Antiques Centre and a Hotel.

## **TWO SHOP UNITS**

### **UNIT 5**

Via a partially glazed front door leads into:

#### **SHOP FRONT 24'3" x 13'2" max (7.39 x 4.01 max)**

Large window to front elevation, power, lighting, telephone point.

#### **ROOM 2 7'10" x 7'10" (2.39 x 2.39)**

Power, lighting, window through to shop front, through to:

### **UNIT 6**

#### **SHOP FRONT 24'3" x 13'0" max (7.39 x 3.96 max)**

Power, lighting, partially glazed door and large window to front elevation.

### **TO THE REAR OF UNITS 5 AND 6 THERE IS A:**

#### **LARGE STORE ROOM 22'7" x 16'5" max (6.88 x 5.00 max)**

Single drainer stainless steel sink unit with cupboards below, wall mounted units, power, lighting.

### **W.C.**

Low level w.c., pedestal wash hand basin with a mixer tap, insulated hot water cylinder.

From the large store room there is a door out to a:

### **GARDEN AREA IN NEED OF LANDSCAPING**

### **SERVICES**

Mains water, electricity and drainage.

### **WATER RATES**

To be advised

### **TENURE**

Freehold

### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### **DIRECTIONS**

From Oxtalls Lane proceed along into Innsworth Lane and proceed along here for approximately half a mile turning right where signposted into Rookery Road. Proceed along here bearing left into Kestrel Parade where the property can be located.

### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



### **MISREPRESENTATION DISCLAIMER**

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