



Tenure

Long Leasehold. The property is to be held on a new long lease for a term of 999 years from the date of completion at an initial ground rent of £400 per annum.

Location

The property is located on Southgate Street close to its junction with Parliament Street. Local shops and amenities are within walking distance. Gloucester Rail Station is nearby and provides a regular and direct service to London Paddington Rail Station. The open spaces of Gloucester Park are to the south. The M5 Motorway is to the east.

Description

The property comprises the first and second floors of a mid terrace building arranged over ground and two upper floors. The property is currently arranged to provide office accommodation and is to be offered with planning permission for change of use to nine residential units.

Accommodation

Ground Floor – Entrance Hallway, Room with Two Storage Units

Half Landing – WC with Two Cubicles

First Floor – Five Rooms

Second Floor – Five Rooms, WC with Two Cubicles

Planning

Local Planning Authority: Gloucester City Council.

Tel: 01452 396786.

The property is to be offered with planning permission (Ref: 12/00475/FUL) dated 24th February 2014 for 'change of use of offices to 9 residential units, consisting of 2 no. 1 bedroom flats and 7 no. bedsits'.

Gloucester County Chambers, Station Road, Gloucestershire GL1 1DL

- Long Leasehold First and Second Floor Office Accommodation
- Planning Permission for Change of Use to Provide Nine Residential Units
- To comprise 7 x Bedsits and 2 x One Bedroom Flats

Vacant Possession

To View

The property will be open for viewing every Tuesday and Friday before the Auction between 3.30 – 4.00 p.m. (Ref: MW).

Seller's Solicitor

Messrs M S Law Solicitors LLP (Ref: PG).

Tel: 0161 772 4500.

Email: paul.gelder@ms-law.co.uk

**VACANT –
Long Leasehold Office
Accommodation with Planning**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.