

RETAIL BUILDING FOR SALE

3 Bull Lane

Gloucester
GL1 2HG

- Three Storey Retail Building
- Approximately 685 ft² (63.67m²)
- City Centre Location
- Freehold For Sale with Vacant Possession
- Potential for Alternative Uses (subject to planning)



alder king

PROPERTY CONSULTANTS

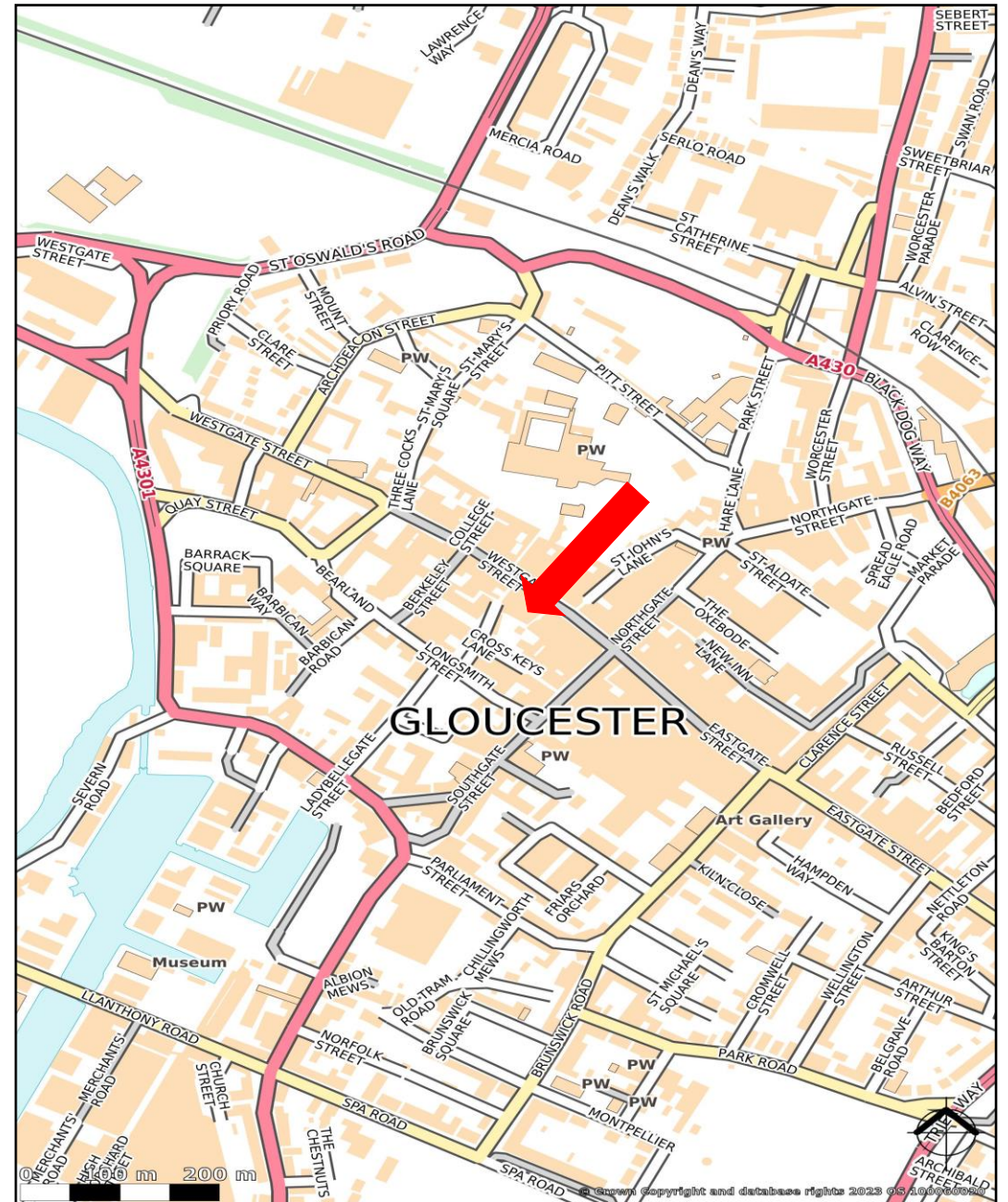
Location

Gloucester is a historic Cathedral City and is situated 10 miles west of Cheltenham, and 35 miles north east of Bristol.

Gloucester is well connected to the local surrounds and motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

The property is situated on Bull Lane, located off Westgate Street, Cross Keys Lane and Longsmith Street and is within close proximity of the Cathedral and the Gloucester Cross, which is traditionally regarded as the City Centre.

The Railway and Bus Stations are a short distance to the east.



**M5 Junction
11a**



3 miles north

**M5 Junction
12**



5 miles south

**Gloucester
City Centre**



1 minute walk

Accommodation

Description

The property comprises a two storey mid-terrace building of brick construction with rendered fascia decorated white, beneath a pitched roof.

The ground floor accommodation comprises open plan retail areas to the front, and retail / store areas to the rear, with kitchenette and WC facilities. The walls and ceilings are plastered and decorated.

The first floor comprises retail accommodation with exposed brick walls. The ceiling is wooden and decorated black, incorporating diffused and spotlighting.

There is a window at each floor level.

The second floor is carpeted, with internal walls and ceilings plastered and decorated white, incorporating spotlighting and wooden beams which are decorated in contrasting black. There is a Velux window to the rear elevation allowing for adequate daylight.

The ground and first floors are heated by way of a night storage appliances, and the second floor is not currently heated.

There is an automatic roller shutter security door behind the ground floor entrance and glazing.

Energy Performance Certificate

79:D valid 27th February 2033.

Sale Terms

Unconditional Sale of the Freehold Interest with Vacant Possession on Completion.

Guide Price

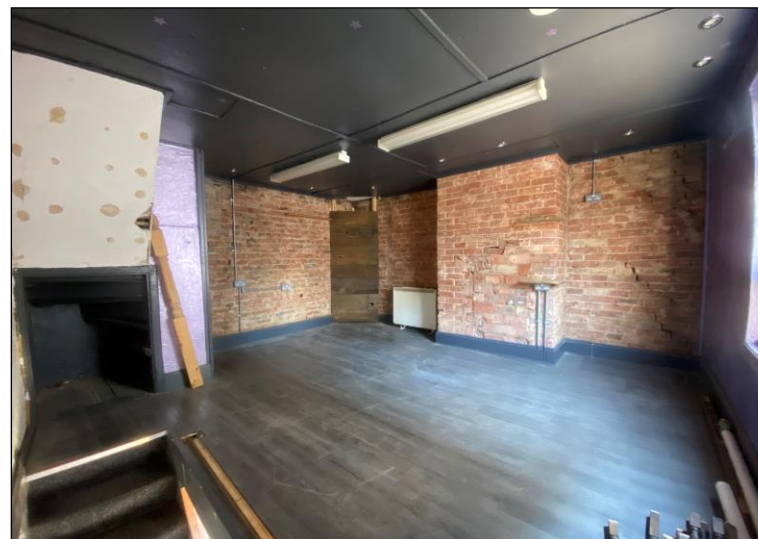
£125,000

Legal Costs

Each party is to be responsible for their own legal costs.

Business Rates

The Valuation Office Agency states the property has a current Rateable value of £4,550,



| VAT | AML | Services |

| Floor Areas Net Internal. Approx | Sq ft | Sq m |
|-------------------------------------|------------|--------------|
| Ground Floor Retail | 311 | 28.95 |
| First Floor Retail | 191 | 17.78 |
| Second Floor Store | 182 | 16.94 |
| TOTAL | 685 | 63.67 |

VAT

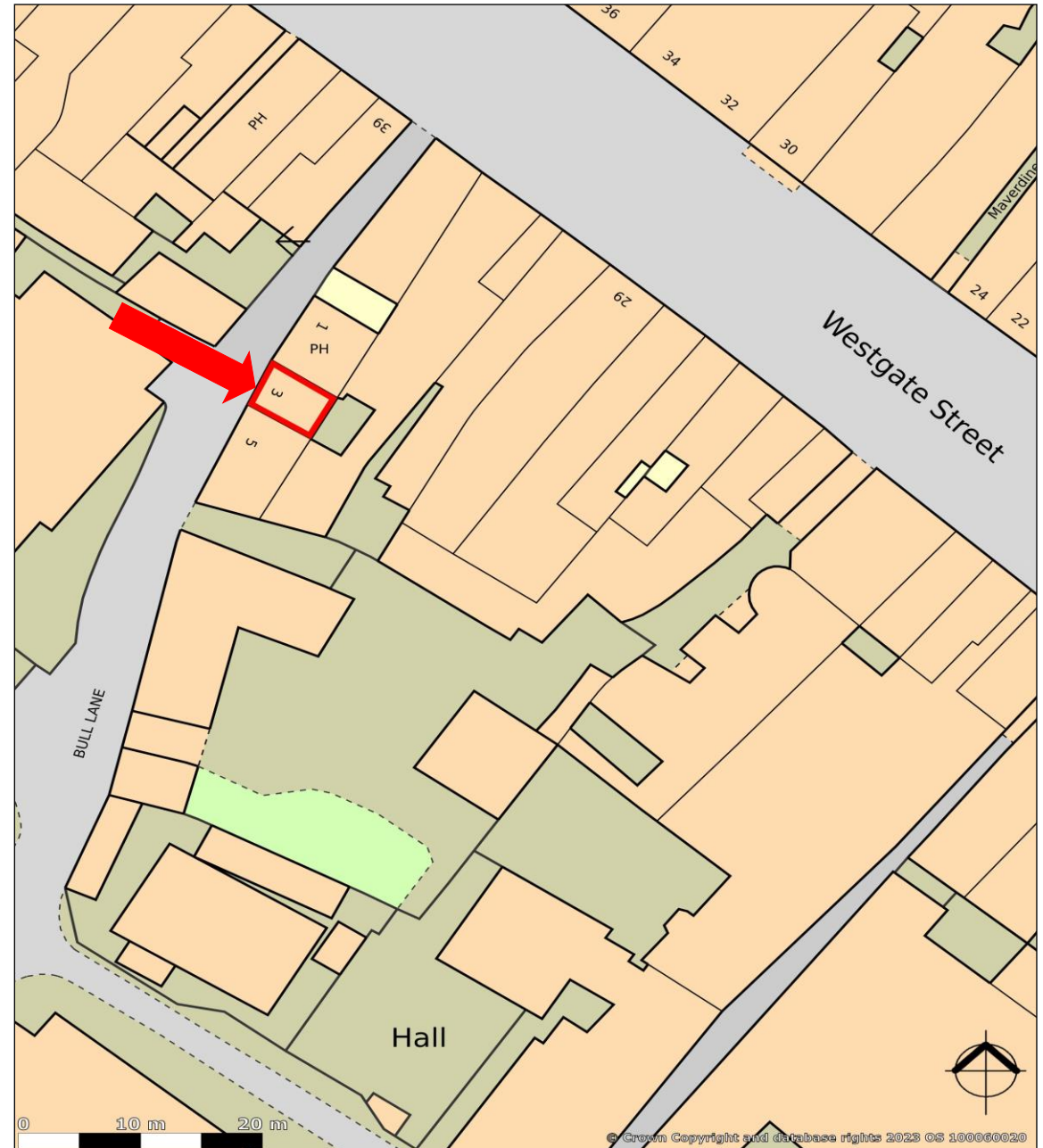
We are informed the building is not elected for VAT.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when the Terms of the Sale are agreed.

Services

We are advised that all main services are connected to the premises, within the exception of gas, and we confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester GL3 4AA

www.alderking.com

AK Ref: GN/98378
Date: October 2023
Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.