

FOR SALE

Light Industrial/Workshop and Office
550 sq ft (51.09 sq m)



13A Jersey Road, Gloucester, Gloucestershire, GL1 4AZ

- Detached mixed use unit (subject to planning)
- Close to City Centre
- Accommodation over two floors; currently arranged as storage and offices

01452 380064

Location

The property is situated on Jersey Road, which is a 10 minute walk from Gloucester City Centre.

The premises are within a 5 minute walk of the City's Mainline Railway and Bus Stations.

Description

A detached 2 storey property constructed of facing brickwork to the elevations under a pitched slate roof.

The property is currently arranged as storage/workshop accommodation on the ground floor with an office and ancillary accommodation at first floor level.

Access to the ground floor storage/workshop is via timber sliding doors.

The property benefits from a WC and a kitchen at first floor level.

The property has a long history of commercial use, most recently being used as a builders store and offices, however it may be suitable for redevelopment subject to gaining any necessary planning consents.

Floor Schedule

The property has the following floor area measured on a Gross internal Area basis (GIA)

	Sq. ft	Sq. m
Ground Floor	301	27.96
1st Floor	302	28.06
Total	603	56.02

Services

Mains water, drainage and electricity are connected to the property. Heating to the office is via electrically operated night storage heaters.

NOTE : None of the services or appliances have been tested by Kurt Wyman Surveyors.

EPC Rating

An energy performance certificate is currently being prepared.

Rating

The property has a rateable value of £1,900, However it lies within the Gloucester City Enterprise Zone and accordingly we are informed no business rates currently apply.

Quoting Price

£79,950 for the freehold of the property with vacant possession upon completion.

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT.

All viewings by prior appointment with:

Kurt Wyman Surveyors

01452 380064

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