



MIXED-USE INVESTMENT





155 Seymour Road, Gloucester

Full let mixed-use investment that has been refurbished to a high standard throughout. Total income £17,900 per annum.

Location

The property is situated on a corner position at the junction of Seymour Road and Cecil Road, approximately one mile south of the City Centre. It is situated in a prominent position in a residential area and there are several commercial premises in the vicinity with further amenities provided along the Bristol Road.

Description

It comprises an end-terrace two storey building of rendered brick construction under a pitched tiled roof with residential on the first floor and a self-contained retail unit at ground floor level with fully glazed shop front.

The ground floor includes the main retail area with a kitchenette and WC to the rear. The flat accommodation comprises a two-bedroom flat with open plan kitchen/dining/living area and bathroom.

The property includes an enclosed yard to the rear with gated entrance.

Accommodation

Ground Floor

The approximate net internals areas are as follows:

Retail	32.41 sq m	(349 sq ft)
Kitchen	8.80 sq m	(95 sq ft)
WC	-	-

First Floor

The total gross internal area extends to approx. 35 sq m (377 sq ft).

Rates

The Rateable Value listed on the Valuation Office Agency website for the retail unit is £6,100. The flat is within Band A for Council Tax purposes.

Planning

The ground floor is being used as a beauty salon which falls within Class E of the Use Classes Order 1987. The flat falls within Class C3.

EPC

The retail unit has an EPC Rating of C-63 and the flat, C-71.

Tenancies

The retail unit is let for a period of 5 years from December 2022 at a rent of £8,000 per annum. The lease includes a tenant's break clause and rent review on the 3rd anniversary. A 3-month rent deposit is held. The flat is let on an Assured Shorthold Tenancy (AST) at a rent of £825 per month. The yard to the rear is vacant.

Further information is available upon request.

Terms

The property is offered freehold subject to the occupational tenancies in place.

Price

£255,000.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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Request a viewing

For further information or to request a viewing, please get in touch

Key contacts



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