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Auctions





LOT 5 - First Floor, Lister House, Station Road, Gloucester, GL1 1DH For auction Guide Price £195,000 +

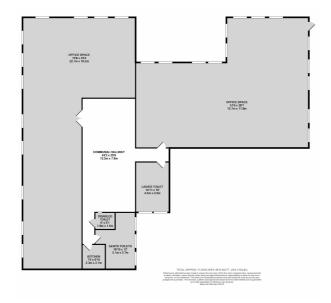
An exciting opportunity to purchase approximately 3,296 sq ft of first floor office space with additional kitchen and toilet facilities. Consent has been granted for conversion of the existing office space into 6 x 1 bedroom flats, which could either be sold off separately or retained as a residential investment. The property could also be let as office space and we would anticipate an annual rental income in the region of £25,000 - £30,000 per annum. Situated in a prominent position in the centre of Gloucester, the property will appeal to builders, developers and investors.







LOT 5 - First Floor, Lister House, Station Road, Gloucester, GL1 1DH



FOR SALE BY AUCTION

This property is due to be auctioned on the 26th February 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7nm.

VIEWING

By appointment

SUMMARY

FIRST FLOOR OFFICES WITH CONSENT FOR CONVERSION TO 6 X 1 BEDROOM FLATS

DESCRIPTION

An exciting opportunity to purchase a first floor office suite measuring approximately 3,296 sq ft which benefits from consent for conversion to 6 self-contained 1 bedroom flats. The property also presents a fantastic investment opportunity as retained office space and we would anticipate a market rental figure in the region of £25,000 - £30,000 per annum. A fantastic opportunity for builders, developers and investors.

LOCATION

Lister House is located on Station Road in the centre of Gloucester with a wide range of amenities on the doorstep including Eastgate Shopping Centre. Gloucester railway station is located just 0.2 miles away and excellent transport links are provided to the M5 motorway.

PLANNING

Application No

18/00133/JPA.

Proposal

Prior approval to change part of the first floor from offices (B1) to 6×1 bedroom flats (C3)

Date of Decision

 $\,$ 27th April 2018 - Gloucester City Council confirmed that Prior Approval is not required for the proposed development.

RESALE & RENTAL FIGURES

Based upon the proposed conversion to 6×1 bedroom flats, we would anticipate a Gross Development Value (GDV) of circa £600,000 - £650,000. If the flats were to be let out once the conversion is completed we would expect a gross annual income of circa £40,000.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

FIRST FLOOR

Comprising 2 large offices with kitchen and toilet facilities.

TENURE

The property is offered for sale on a leasehold basis. The freeholder has given consent for six new 125 year leases to be granted following the proposed conversion, each subject to an annual ground rent of £100.

LOCAL AUTHORITY

Gloucester City Council.

ENERGY PERFORMANCE CERTIFICATE

Rating: D







Auction, Commercial & Chartered Surveyors 22 Richmond Hill, Clifton Bristol, BS8 1BA

Estate Agents & lettings 60 Northumbria Drive, Henleaze Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading

Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide









