

6 WEEK COMPLETION



SITUATION

Located in the heart of the city centre on the pedestrianised Westgate Street, close to the junction with Eastgate Street and amongst such multiples as **McDonalds, Costa Coffee, HSBC, Moss, Poundland, Betfred** and **Santander**.

Gloucester is an historic Cathedral City lying approximately 10 miles south west of Cheltenham and 32 miles north east of Bristol with good road links via the M5.

PROPERTY

An attractive mid terrace period building comprising a **Deep Ground Floor Shop** with internal access to **Ancillary Storage** on three upper floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'1"
Internal Width	12'1"
widening at the rear to	22'7"
Shop Depth	88'3"
Sales Area	Approx 1,240 sq.ft.

First Floor

Storage/Kitchen/3 WC's	Approx 385 sq.ft.
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Second Floor

Storage	Approx 345 sq.ft.
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Third Floor

Storage	Approx 390 sq.ft.
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Total Area

Approx 2,360 sq.ft.

VAT is payable in respect of this Lot

FREEHOLD offered with **FULL VACANT POSSESSION**

Vacant Shop & Upper Part

The Surveyors dealing with this property are
JOHN BARNETT and **JONATHAN ROSS**



View from the Property

VENDOR'S SOLICITORS

Israel Strange & Conlon - Tel: 020 7833 8453
Ref: M. Conlon Esq - Email: karen@isclawyers.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts