



30/32 Clarence Street
Gloucester

HAMILTONS
CHARTERED  SURVEYORS

30/32 Clarence Street, Gloucester GL1 1DP

London – 105 miles. Cheltenham – 7 miles. Bristol – 33 miles.

Substantial redevelopment property with the potential for both commercial and residential opportunities (subject to the necessary planning consents), situated in the heart of Gloucester's city centre.

Total floor area extending to approximately 7,500 ft²/697 m² GIA

For sale by Private Treaty

Guide £700,000

Situation.

The Cathedral City of Gloucester is one of the principal commercial centres within the region. The city has excellent road communications via the M5 and thereafter the national motorway network. The railway and bus stations are located within close proximity providing links to Bristol, Birmingham and London.

Gloucester has both thriving commercial and professional sectors as well as excellent shopping and schooling, including University of Gloucestershire and Hartpury College.

A regeneration programme is about to create a new chapter in the history of Gloucester, building upon its world-class heritage and releasing its potential as a city for the 21st century.

The Gloucester Heritage Urban Regeneration Company Ltd (GHURC) is responsible for this renaissance and for the attraction of £1billion of private sector investment to the city in the next ten years. This will include:

- Proposed major King Square and Bus Station developments.
- Retail space developed
- New homes built in the central area
- Commercial floor space established

30 Clarence Street.



Grade II Listed property, situated adjacent to 32 Clarence Street and comprising, basement, ground, first and second floors with an approximate GIA of 3,215ft² (excluding the basement area) offering commercial/residential potential subject to planning consents.

Basement: Storage

Location Plan.



Directions.

On Foot.

From our office in Northgate Street, follow Spread Eagle Road round, bearing left. On reaching the 'T' junction (with the multi-storey car park opposite), bear right into Market Parade.

- A new Gloscat campus installed
- 4.25km of waterfront area upgraded
- A new railway station commissioned
- The Gloucester South West Bypass opened

Ground floor: 685ft²
 First floor: 1445ft²
 Second floor: 1085ft²

Total 3215ft²

**General Remarks and Stipulations.
 Tenure and Possession.**

Long leasehold
 Vacant possession upon completion.

Planning.

From our informal enquiries of Gloucester City Council we understand that both 30 and 32 Clarence Street are acceptable, in policy terms, for either residential or office development. We recommend any potential purchaser makes their own enquiries regarding their proposed use of the property.

Local Authority.

Gloucester City Council, telephone: 01452 522232.
 30 Clarence Street - Council Tax Band 'D'
 32 Clarence Street - Council Tax Band 'D'
 Interested parties are advised to make their own enquiries of Gloucester City Council (01452 396495)

Viewing.

Strictly by arrangement with the Sole Agents, telephone 01452 522131.

Method of Sale.

For sale by private treaty.

VAT.

Unless otherwise stated terms are strictly exclusive of VAT and interested parties must satisfy themselves as to their tax situation.

Continue along Market Parade, bearing left into Station Road and Clarence Street will be seen in front of you with nos 30/32 identifiable by the Hamiltons 'For Sale' board.

30/32 Clarence Street.



Two adjacent properties comprising approximately 7,500ft².

32 Clarence Street.

Situated in a prominent corner position, comprising first, second and third floor with an approximate GIA of 4,235ft², offering versatile space for both/either commercial or residential usage, subject to the necessary planning consents.

Stairwell 155ft²
 First floor: 1350ft²
 Second floor: 1355ft²
 Third floor: 1375ft²

Total 4235ft²



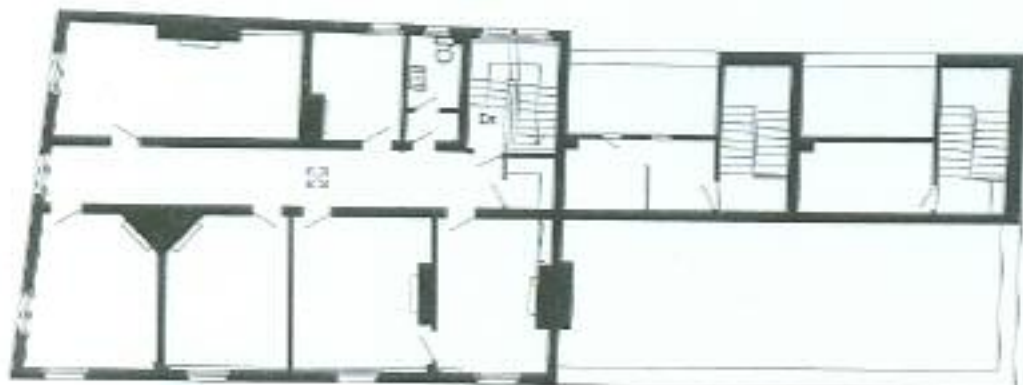
Particulars and photographs taken August/September 2007. Particulars revised November 2007 and January 2008. Ref 101005



Specialising in Residential, Agricultural and Commercial Property
 5 Offices covering Gloucestershire & Surrounding Counties



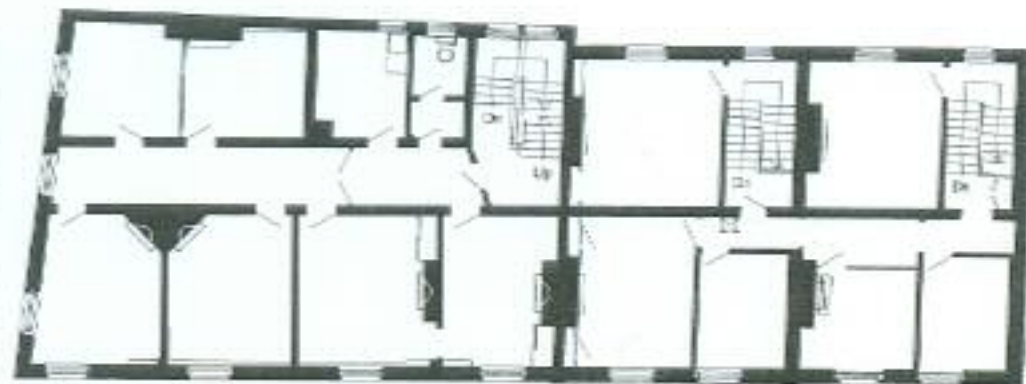
IMPORTANT NOTICE: Hamiltons Chartered Surveyors is a trading name of Hamiltons LLP. Hamiltons Chartered Surveyors for themselves and the Vendors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property and are not intended to constitute part of an offer or contract. 2. Descriptions of the property are subjective and the information contained herein is used in good faith as an opinion and not by way of statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when they were taken. Certain aspects may have changed since they were taken and it should not be presumed that the property remains precisely as displayed in the photographs. No assumption should be made in respect of parts of the property, which are not shown in the photographs. 5. Any areas, distances, aspects or measurements referred to are given as a guide only and are not precise. 6. Reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, is not intended to be a statement that any necessary planning permission, building regulations or other consents have been obtained. Intending purchasers must verify these matters. 7. The information given in these particulars is given without responsibility on the part of Hamiltons Chartered Surveyors or their clients. The particulars do not form any part of an offer or contract. Neither Hamiltons Chartered Surveyors nor their employees have any authority to make or give any representation or warranty whatever in relation to this property.



No.32

No.30

THRD FLOOR



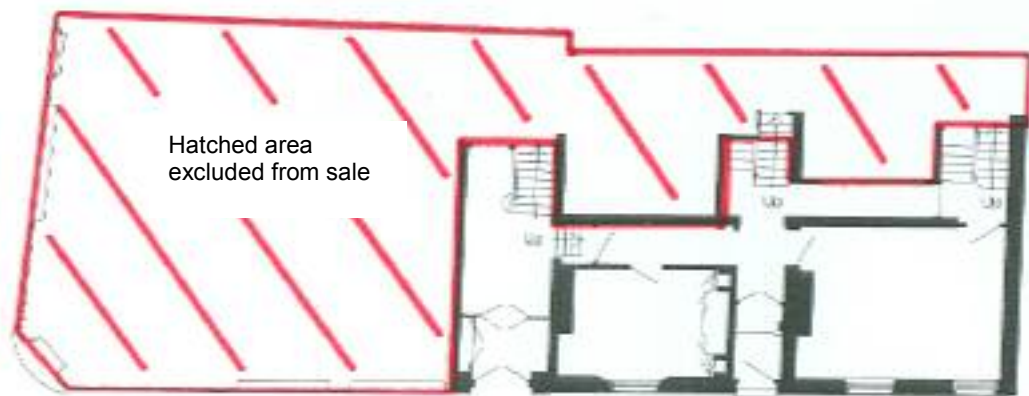
No.32

No.30

SECOND FLOOR



Floor plan.
For Identification only.
Not to scale

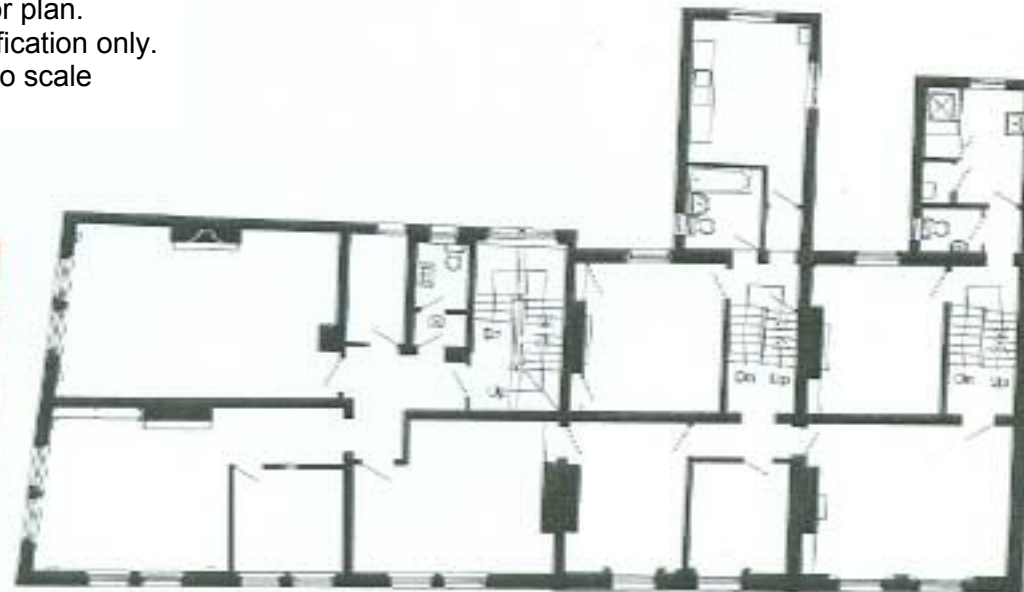


Hatched area
excluded from sale

No.32

No.30

GROUND FLOOR



No.32

No.30

FIRST FLOOR

01452 522131

Gloucester Maisemore Newent Lydney Ross-on-Wye

www.hamiltonscs.co.uk

AGRICULTURAL • RESIDENTIAL • COMMERCIAL

