



## Retail & HMO Investment Opportunity



29 & 29a Westgate Street, Gloucester GL1 2NW

# Executive Summary

- HMO Investment opportunity in historic Gloucester.
- Freehold sale.
- Comprises a retail unit at ground floor with a 10 double bed HMO over rear ground and 3 upper floors.
- Currently producing a gross income of £81,000 per annum.
- Recently refurbished
- High Street position
- Long standing commercial tenant
- ***Offers in the region of £800,000 (eight hundred thousand pounds) for the freehold interest, which represents a gross yield of 10.13%.***



# Location

The building is located on Westgate Street, in the city centre of Gloucester. The street is pedestrianised and has a good mixture of independent and national operators nearby including: McDonalds, The Works, KFC, Coventry Building Society, Sense, Santander amongst others.

Gloucester Cathedral and The River Severn are both a short walk away from the property.

Transport links for the property are good, with various bus routes available on nearby streets, whilst Gloucester Station is approximately 450 metres away.

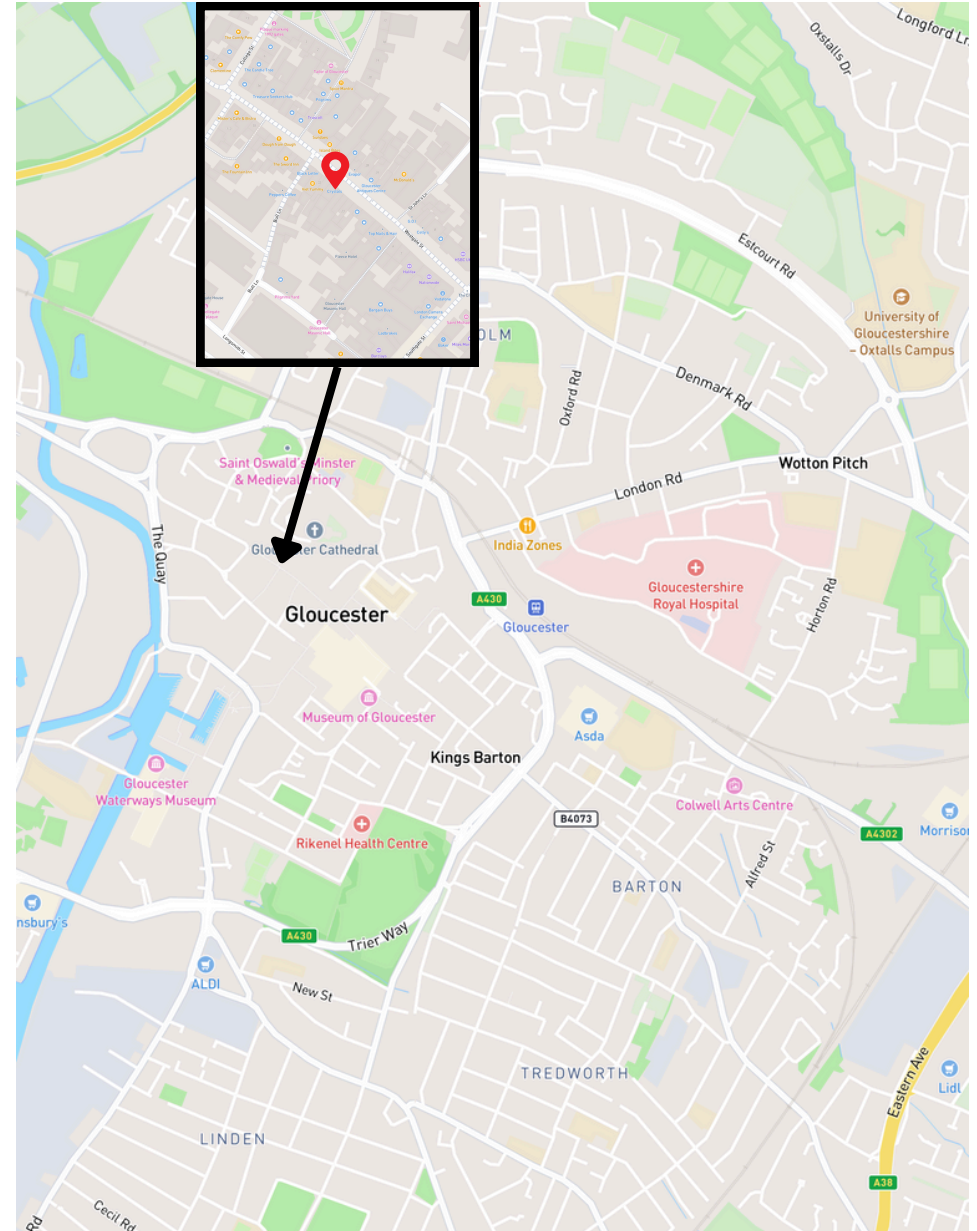
# Description

The shop is arranged over ground floor only and is currently tenanted. The HMO consists of 10 double bedrooms, 2 of which have their own demised W/C and showers.

The ground floor has the kitchen, lounge and laundry room, with 4 bedrooms and W/C's on the first floor, 4 bedrooms and 1 W/C on the second floor, and 2 bedrooms and 1 W/C on the third floor.

The property also benefits from bike storage at the rear and a communal roof terrace.

The property was refurbished approximately in 2023.



# Plans

Not to scale, for informational purposes only



## Tenancy Schedule

Unit	Tenant	Use	Size	Lease start	Lease end	Reviews	Breaks	Rent
HMO	Private individuals	HMO	3,024 sq ft GIA	02/09/2025	01/09/2026	N/A	N/A	£75,000
Shop	Crystals UK Ltd	Class E	597 sq ft NIA	23/09/2022	22/09/2028	5 yearly	23/09/2025 Not served	£12,000
<b>Total</b>								<b>£87,000</b>

## Guarantors

There are guarantors for each individual HMO tenant.

## Covenant Strength



Crystal UK Ltd has over 25 shops throughout the South and West and was first established in 1987. [www.crystalshop.co.uk](http://www.crystalshop.co.uk)

## VAT

The premises are not elected for VAT.

## Anti Money Laundering Procedures

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

## Tenure

Freehold.

## EPC

C-79.

## Proposal

Offers in the region of £800,000 (eight hundred thousand pounds) for the freehold interest.

## Contact details

For further information, please contact owners sole selling agents:

**Kevin Neun**

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**Email: [kevin@assemblycre.co.uk](mailto:kevin@assemblycre.co.uk)**

**Jamie Mackenzie**

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These particulars do not constitute an offer or contract.  
Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale or letting of the property.

