

**FOR SALE**

# **BERKELEY 5 SALTER STREET GL13 9BS**

- Freehold for Sale with Vacant Possession.
- Subject to Relocation of Coop (restriction against future use of the site for Convenience store/off licence)
- Offers Invited
- Large commercial unit with self-contained residential flat.
- Potential residential development opportunity subject to planning.
- Potential to create additional £9,000 per annum income from letting the residential accommodation, which currently is vacant.





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### LOCATION

The property is situated in a prominent position in the heart of Berkeley on Salter Street close to the junction with Market Place. Berkeley is a Market Town situated between Bristol and Gloucester. The property is directly adjoined by a mixture of local occupiers and One Stop.

### DESCRIPTION

The property comprises a mid-terrace commercial unit which benefits from side/rear servicing.

### ACCOMMODATION

Retail Sales	180.95 sq m	1948 sq ft
Warehouse	64.48 sq m	694 sqft

Self-contained 3 bed flat (residential flat is currently vacant but has the potential to create £750 per calendar month/£9,000 per annum in residential income).

(All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a Net Internal basis)

### PURCHASE PRICE

Offers Invited

### ENERGY PERFORMANCE CERTIFICATE

C – 74

### RATES

GF Commercial  
Flat

RV £31,000  
Council Tax Band A



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### LEGAL COSTS

Each party shall be responsible for its own legal costs incurred in the transaction.

### VIEWING

Accompanied viewings only and no approaches are to be made to the onsite team.

All enquiries to be strictly through Johnson Fellows.

### CONTACT

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### SUBJECT TO CONTRACT





