



Henry's
Est 2022

MOORE ALLEN
& INNOCENT

Jairia Thomsen
INTERIORS

Jairia Thomsen

Wear
Tombard

GOSDITCH HOUSE
5 GOSDITCH STREET
CIRENCESTER
GL7 2AG

**On the market for the first time
in over 50 years!**

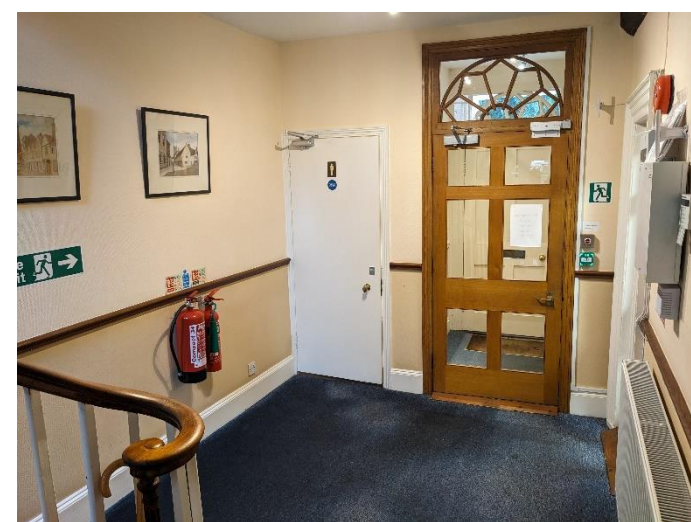
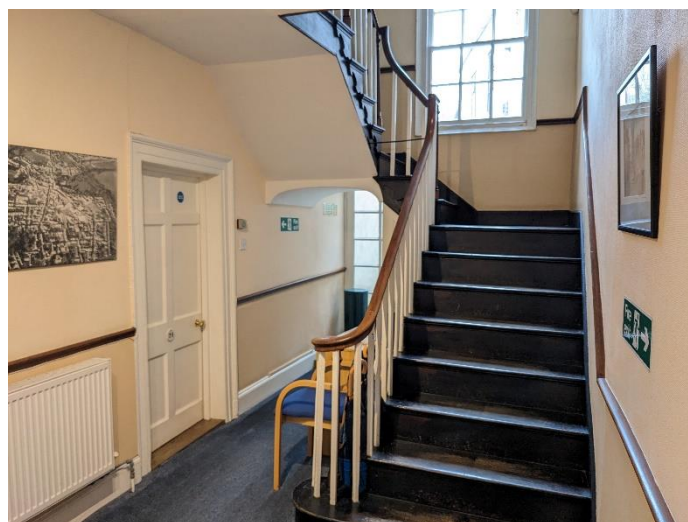
An attractive Grade II* listed, commercial property representing an exciting and rarely available investment property which would be suitable for redevelopment to residential, subject to obtaining the relevant consents.

The building is situated in the centre of the historic town of Cirencester and currently provides office accommodation set out across four floors a private garden, lending it to redevelopment to either a single residence, multiple apartments or a mixed-use scheme (STP)

The building extends to a total of around 3,423 Sq Ft (GIA) across 4 floors with additional basement.

GUIDE PRICE:

OIEO £450,000 (FREEHOLD)



LOCATION

Cirencester, the "Capital of the Cotswolds," offers a prime location due to its rich history, vibrant local community, and strong tourist market. The town attracts history enthusiasts and visitors exploring the Cotswolds' scenic beauty. With regular markets, nearby attractions, and events, there's steady foot traffic.

The presence of the Royal Agricultural University adds a youthful demographic, while the affluent local population ensures spending power. Cirencester's charming architecture and restaurant culture only serve to enhance its appeal to investors and owner-occupiers alike.

THE PROPERTY

Office

The ground floor comprises an entrance hall with WC and stairs rising to the first floor. Beneath these is access to the cellar. Doors lead to the reception suite and rear courtyard. The reception suite consists of two rooms linked by an archway with French doors onto the courtyard garden.

On the first floor there is a board room facility and further office space with a view over the garden area to the rear this floor also benefits from WC facilities. To the second floor there are 4 further office spaces ranging in size from single occupancy to a larger space. The third floor is primarily laid out as an open plans eaves store room. With an additional small office space to the front of the building.

Ancillary Space

The property also benefits from an extensive basement, which is dry and suitable for storage uses or further conversion.

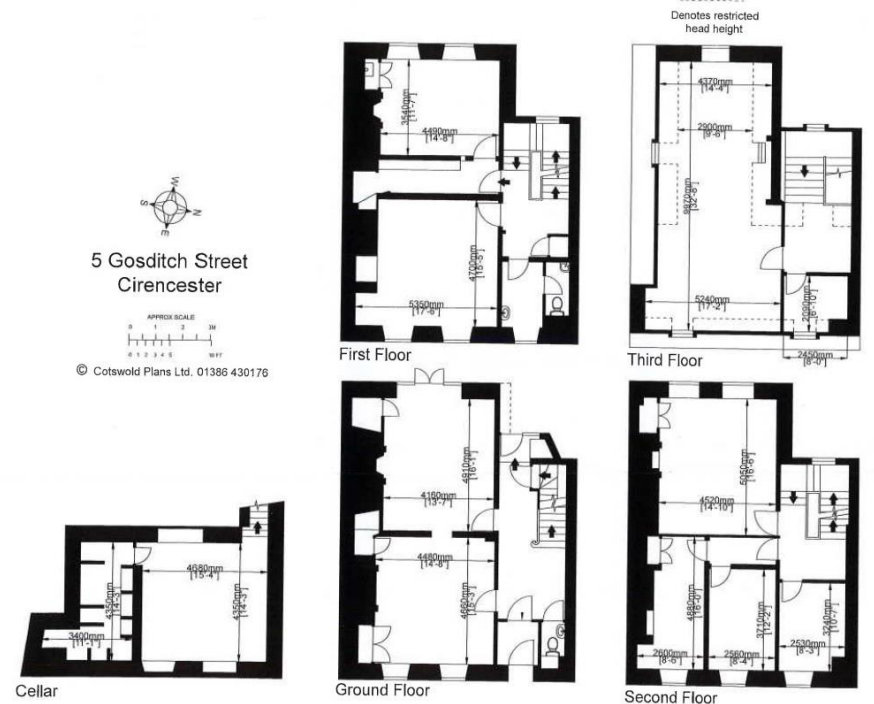
Outside

To the rear of the property is a courtyard garden space accessed either from the entrance hall or from the ground floor office/reception suite. This provides a useful West Facing area with a significant area of patio space and established planting.

Conversion Potential

It is considered that there is significant potential for the conversion of the property to provide either a substantial and attractive family home, several apartments, or a mixed-use scheme, in an enviable town-centre location.

Each floor presents prospects for conversion as an individual apartment, equally, the building was originally constructed as a merchant's townhouse and retains many original features that would lend themselves to re-conversion to a grand and impressive house (subject to the necessary consents being obtained).



ADDITIONAL INFORMATION

Services: We understand that mains electricity, water, gas and sewerage are connected to the property.

Town and County Planning: The building is Grade II* listed.

Tenure: The property is offered freehold with vacant possession available on completion. Alternatively the owners would be prepared to discuss a sale and leaseback arrangement.

Non-Domestic Rates: The premises is assessed as having Rateable Value of £18,250 in the 2023 Non-Domestic Rating

EPC: Exempt

Local Authority: Cotswold District Council.



DIRECTIONS

The property is located at 5 Gosditch Street which is in the centre of Cirencester: From the Market Place proceed between the Parish Church and the rear of West Market Place where the property will be found directly in front of you.



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