

# Lot 5, St Peters House, 2-8 College Street & 58 Westgate Street, Gloucester, GL1 2NE

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Freehold Mixed Use Investment with Immediate Asset Management Opportunities

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Mixed Use Investment with Immediate Asset Management Opportunities

- Adjacent to Gloucester Cathedral
- In the same ownership for over 30 years
- Comprises five shops and three floors of separately accessed office accommodation
- Attractive period building approx. 879.80 sq m (9,470 sq ft)
- Change of use potential on upper floors to residential (subject to leases & consents)
- Active asset management opportunities including letting vacant shop and office suites on upper floors
- VAT free investment

#### Lot

5

#### Auction

26th March 2026

#### Rent

£51,250 per Annum Exclusive  
Plus one vacant shop & 2,650 sq ft office suites to let

#### Sector

Mixed Use

#### Status

Available

On Behalf of a Charity

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

9 miles south-west of Cheltenham, 29 miles south of Worcester, 41 miles north-east of Bristol

#### Roads

A38, A430

#### Rail

Gloucester Railway Station (London Paddington 1 hour 55 minutes)

#### Air

Bristol Airport

### Situation

The property is prominently situated in the City Centre on the east side of the pedestrianised College Street, at its junction with Westgate Street. The property benefits from being close to Gloucester Cross in the heart of Gloucester's shopping area and adjacent to Gloucester Cathedral. Nearby occupiers include KFC, Halifax, HSBC, Nationwide and range of independent shops & boutiques.

### Tenure

Freehold.

### Description

The property comprises five shops arranged on the ground & lower ground floors. Access to the shops is from College Street or via a shared entrance hall. The property also comprises self contained offices on the first, second and third floors which are accessed through three separate pedestrian entrances on College Street.

There is also a small yard to the rear of the property which can be accessed through a side gate.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.
2 College Street	Ground Basement	Retail Ancillary	23.30 25.20	(251) (272)	AN INDIVIDUAL t/a The Barber's	5 years from 01/05/2023	£7,250
	First	Office	58.60	(630)	VACANT	-	-
	Second	Office	62.30	(670)	VACANT	-	-
	Third	Office	60.90	(656)	VACANT	-	-
4 College Street	Ground Basement	Retail Ancillary	65.56 39.60	(706) (426)	VACANT	-	-
6 College Street	Ground Basement	Retail Ancillary	36.50 30.50	(393) (328)	TWO INDIVIDUALS (t/a The Wiggly Worm)	3 years from 12/01/2026 (1)	£10,000
4-6 College Street	First Second Third	Office Office Office	92.80 90.50 45.50	(999) (974) (490)	JUBILEE PERSONNEL SERVICES LTD with a personal guarantee	5 years from 29/11/2021	£11,750
8 College Street	Ground Basement	Retail Ancillary	32.20 35.60	(347) (383)	MIJU WOOLS LTD t/a Miju	3 years from 21/11/2025	£8,500
	First	Office	56.40	(607)	MORGAN CONSULTING TEWKESBURY LTD	5 years from 17/03/2025 (2)	£4,750
	Second Third	Office Office	45.00 19.50	(484) (210)	VACANT	-	-
58 Westgate Street	Ground Lower Ground	Retail Ancillary	34.09 25.80	(367) (277)	TECTA GROUP LTD t/a Ashok & Babali	5 years from 14/08/2025 (3)	£9,000 rising to £10,000 in August 2028
<b>Total</b>			<b>879.80</b>	<b>(9,470)</b>			<b>£51,250</b>

(1)The lease is subject to a tenant only break option on 12/07/2027. If the break is exercised, the tenant pays to the landlord a break penalty of £2,500 + VAT.

(2) The lease is subject to a tenant only break option on 17/03/2028.

(3)The lease is subject to tenant only break option on 14/08/2027. If the break is exercised, the tenant pays to the landlord a break penalty of £2,250.

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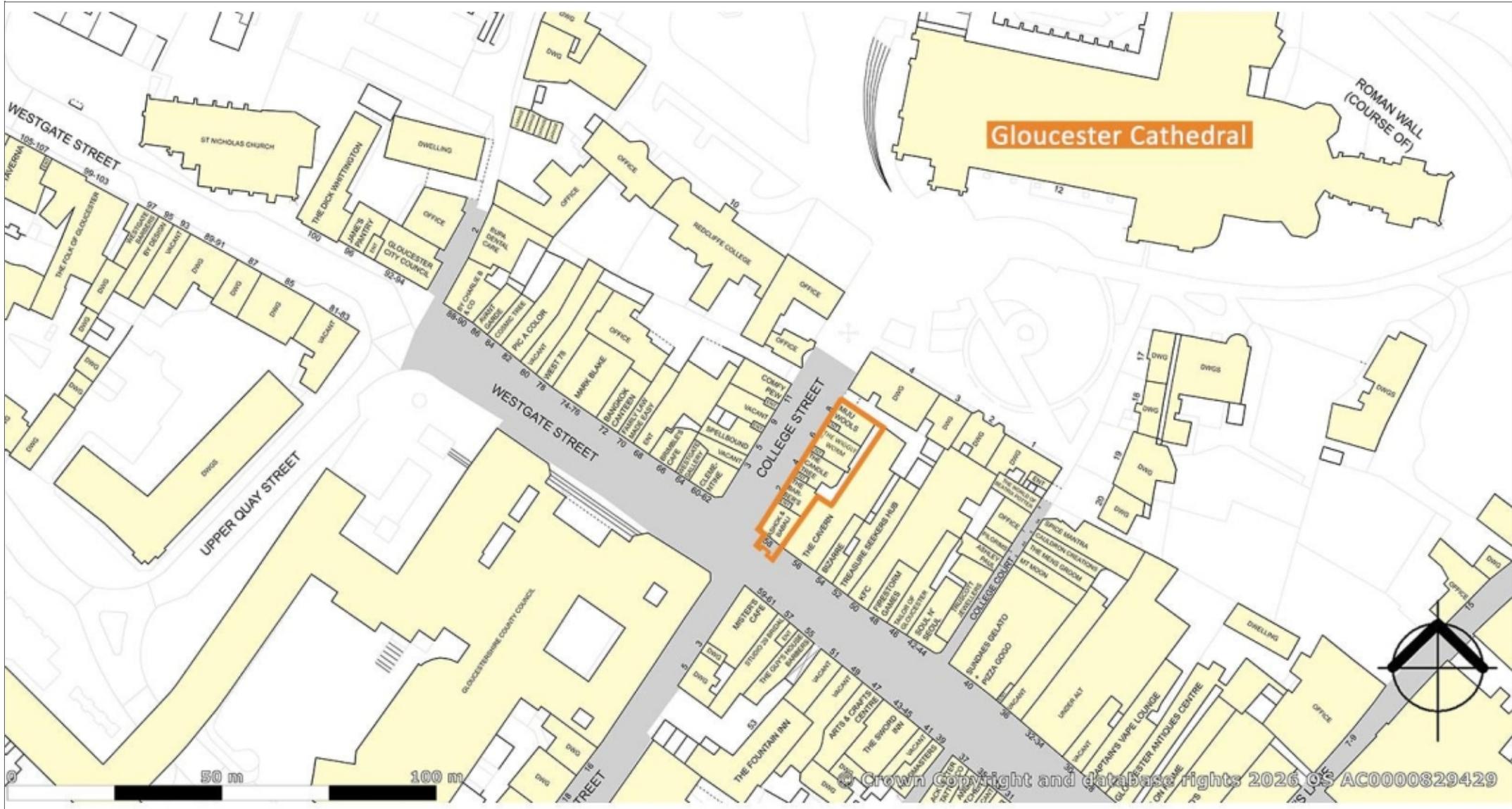
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## Contacts

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