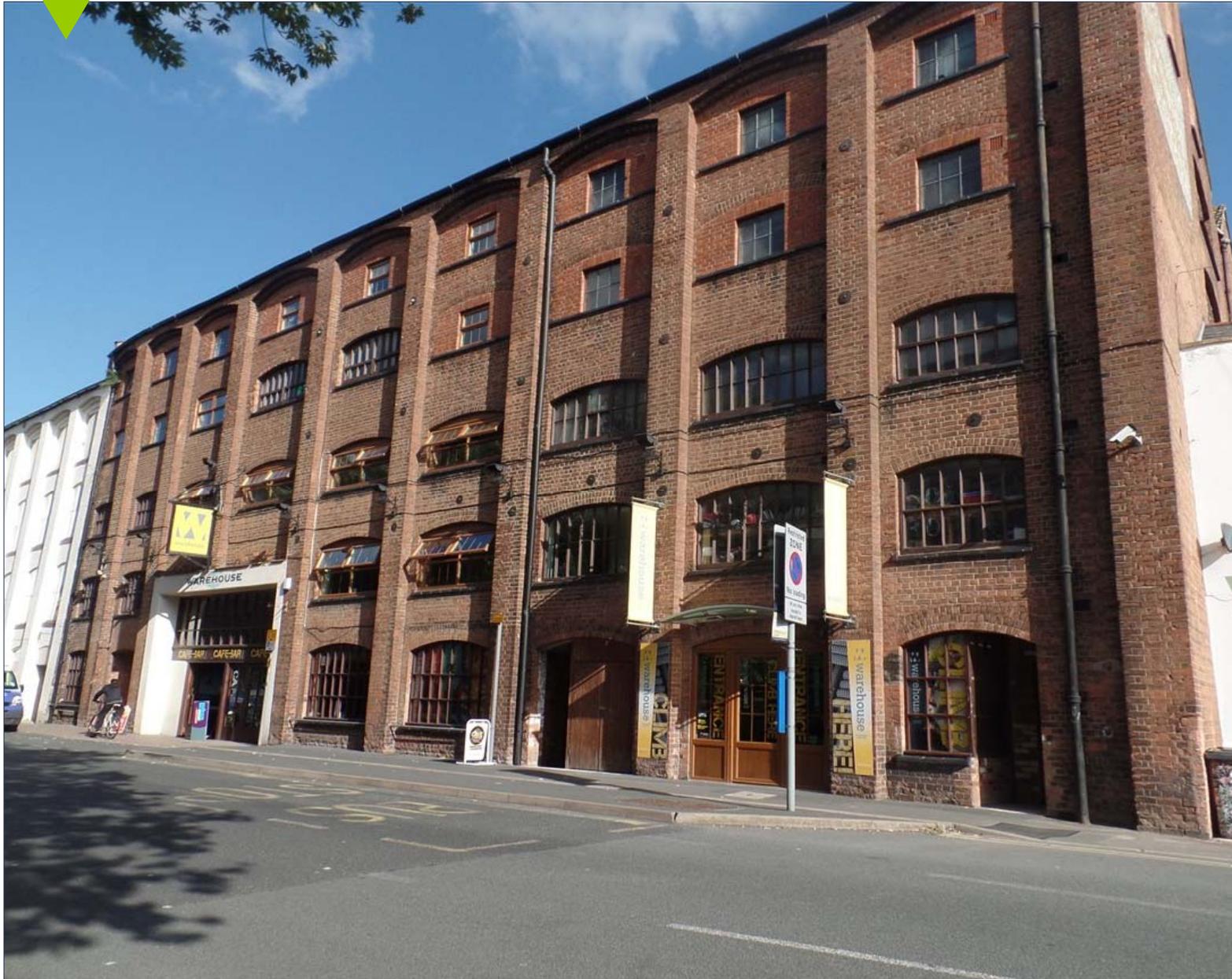


**Due to Relocation  
For Sale Leisure/Residential Opportunity  
(Available with vacant possession early 2019)**

**Preliminary Particulars**

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**The Warehouse Climbing  
& Caving Centre  
Parliament Street  
Gloucester  
GL1 1HY**

**1,850.80 m<sup>2</sup> (19,921 ft<sup>2</sup>)**

- Adjacent to Gloucester Docks
- Prominent building
- Alternative use potential including residential subject to planning



Promap

# The Climbing & Caving Centre, Parliament Street, Gloucester, GL1 1HY

## Location

The Property fronts Parliament Street close to its junction with Southgate Street. The Property is directly opposite The Docks and Southgate House. To the rear is Linden Homes, Greyfriars Quarter. The traditional centre of the City, The Cross, is approximately 300 metres to the north.

## Description

The Property comprises mid terrace five storey 19th Century depositary warehouse with brickwork elevations incorporating mainly UPVC double glazed windows beneath a double pitched timber trussed roof with slate covering incorporating roof lights.

The Property has been adapted for use as a specialist climbing and caving centre and is arranged on ground and four upper levels. The floors are linked by two steel staircases and an 8 person passenger lift.

## Accommodation

All measurements are approximate gross internal (to be verified).

Area	Sq ft	Sq m
Ground floor	5,465	507.73
First floor	4,546	422.34
Second floor	3,632	337.46
Third floor	3,293	305.96
Fourth floor	2,985	277.31
<b>TOTAL</b>	<b>19,921</b>	<b>1,850.80</b>

Note: The architect's measured survey confirmed an approximate gross internal floor area, prior to conversion to the Climbing Centre (removal of sections for the climbing wall), at 2,615 m<sup>2</sup> (28,145 ft<sup>2</sup>).

## Planning

The Property has an established D2 (Assembly and Leisure) use.

Indicative layout plans for a potential residential conversion have been prepared by Roberts Limbrick Architects. The scheme provides for 5 one bedroom units and 15 two bedroom units together with ground floor car parking spaces. A copy of the plans are available on request.

Further enquiries regarding the existing and potential uses should be made of the Local Planning Authority, Gloucester City Council.

The Property is situated within the Conservation Area and adjacent to a Protected Residential Area.

## Terms

Sale of the freehold interest with vacant possession upon completion.

Vacant possession will be provided on completion of the proposed relocation to a new purpose built facility (early 2019).

## Price

Guide price - £1,000,000 exclusive of VAT, if payable.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Services

We are advised that all main services are connected to the Property. We have not tested any service installations and therefore any purchaser must satisfy themselves independently as to the state and condition of such items.

## Energy Performance Certificate

The energy performance certificate rating is C (51). The full certificate and recommendations can be provided on request.

## Business Rates

The Valuation Office agency website states that the Property has a rateable value of £32,000 ('Leisure Centre & premises'). Interested parties should make their own enquiries of the Local Billing Authority to ascertain the exact rates payable. A change of occupation may trigger an adjustment of the rating assessment.

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# The Climbing & Caving Centre, Parliament Street, Gloucester, GL1 1HY

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Viewing Arrangements

For further information or to arrange an inspection, please contact the sole agents.

## Alder King Property Consultants

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