Preliminary Particulars

FOR SALE

42 - 44 Northgate Street
Gloucester
GL1 1SQ



alder king
PROPERTY CONSULTANTS

Approximately
25,976 Sq Ft
(2,412.97 Sq M)

- Former Retail Premises with prominent frontage to Northgate Street
- Adjacent to University of Gloucestershire's City Campus and the newly relocated Gloucester Library
- Suitable for alternative uses subject to the necessary consents.

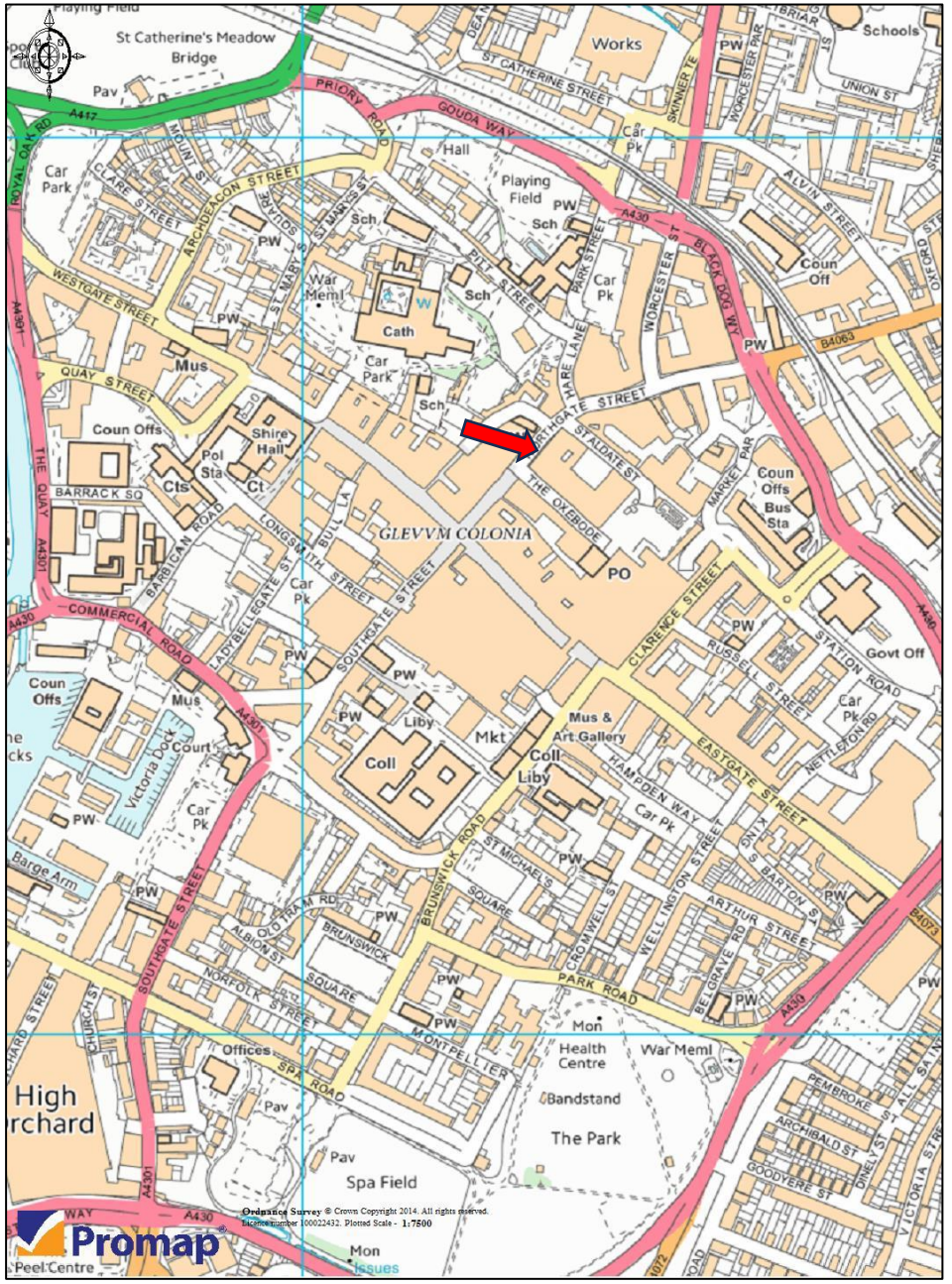
Location

The property occupies a prominent position along Northgate Street within Gloucestershire's City Campus in the heart of Gloucester, combining historic architectural character with a dynamic and evolving urban setting. The property is situated within walking distance of Gloucester city centre, providing immediate access to an extensive range of retail, leisure and cultural amenities, including Gloucester Quays, the historic Docks, and a wide selection of cafés, restaurants and shops.

The location is well served by public transport, with Gloucester railway station approximately a 10–15 minute walk away, offering regular direct services to Bristol, Birmingham, Cardiff and London Paddington. In addition, a number of local bus routes operate in close proximity, providing frequent connections across the city and to surrounding areas. Road communications are also excellent, with the M5 motorway easily accessible at Junction 11, 11a and 12.

Located within the Gloucester City Centre Conservation Area, the surrounding area continues to benefit from significant regeneration, with the City Campus forming a key element of wider investment into education, innovation and public realm, further enhancing its appeal as a vibrant and well-connected destination.

Railway station	Bus Station	M5 Motorway (J11A)	M5 Motorway (J11)
5 minute walk	5 minute walk	4 miles	5 miles



Accommodation

The property comprises an attractive period building with a distinctive double gable façade, arranged over 5 storeys beneath an ornate, shaped parapet. The upper elevations feature symmetrical window openings with decorative surrounds and arched detailing at lower levels.

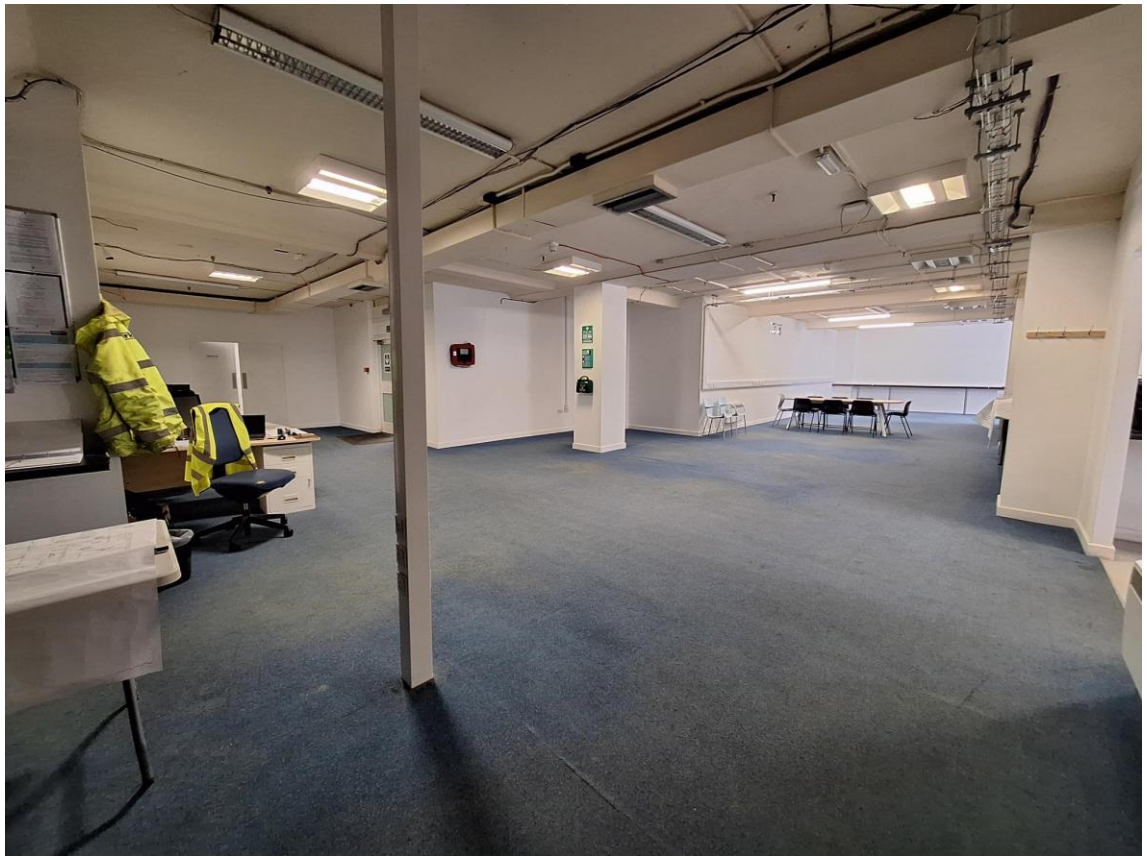
The north-west street facing section of the ground floor has been modernised with a full-width glazed frontage, providing strong street presence and prominent retail display potential. The lower ground, ground, first and second floors are mostly configured to provide open plan areas. The third floor provides areas with restricted head height.

The property may be suitable for residential redevelopment or other, subject to obtaining the necessary planning consents.

Measurements
Approximate gross internal areas, subject to final measurements

Area	Sq ft	Sq m
Lower ground floor	6,349	589.98
Ground floor	6,349	589.98
First floor	6,035	560.74
Second floor	6,534	607.01
Third floor	706	65.58
TOTAL	**25,973**	**2,412.97**

Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.



Rates | EPC | Terms

Business Rates
Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate
An EPC has been commissioned.



Terms
The property is for sale with vacation possession on completion. The purchaser will be required to undertake works to complete the separation of the building from a part of the adjoining City Campus service core. These works are to be carried out to an agreed specification and timescale.

Planning
Prior to the University of Gloucestershire acquiring the property, the ground floor has been used for retail purposes and the other floors for ancillary storage use. Interested parties to make their own enquiries with the local planning authority, Gloucester City Council.

Legal Costs
Each party is to be responsible for their own legal costs.

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

AML
A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

alder king
PROPERTY CONSULTANTS









Viewing Arrangements

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

Alder King Property Consultants
Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA
www.alderking.com



Adrian Rowley
07771 874175
arowley@alderking.com



Giles Nash
07503 017301
gnash@alderking.com

AK Ref: AR/N102824 **Date:** August 2026 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

Important Notice

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.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.