

4 London Road
Stroud, GL5 2AG

HW Hawkins
Watton



TO LET

185 TO 693 SQ FT
(17.19 TO 64.38 SQ M)

£12,500 PER ANNUM

Attractive sales space and
separate rear office

- Self-contained ground floor only retail unit
- Prominent location on busy London Road
- Attractive sales space and separate rear office

Summary

Available Size	185 to 693 sq ft
Rent	£12,500 per annum
EPC Rating	Upon enquiry

Location

The property is located in the centre of Stroud on one of the key retail streets, and main route into the town. The property is a short walking distance from the High Street, The Five Valleys Shopping Centre and the town's railway station.

Description

The available space comprises of the ground floor of this period building that has been configured to provide retail/sales space to the front with a separate office to the rear.

SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

TERMS

The property is available by way of a new Lease for a term of years to be agreed at a commencing rental of £12,500 p.a. exclusive.

EPC

The property has an EPC rating of C and the Certificate can be viewed using the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8765-6494-7315-2668-6443>

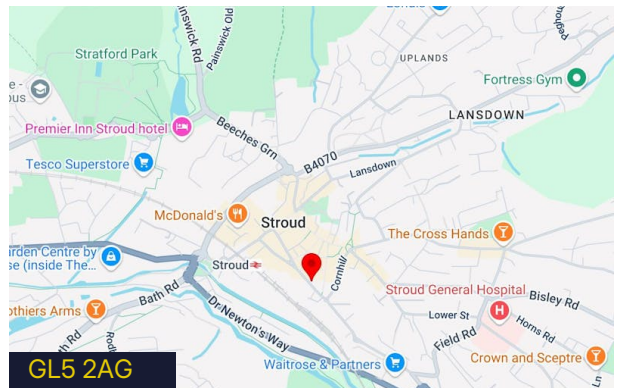
COSTS

Each party will be liable for their own legal costs of the transaction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales area	508	47.19
Ground - Office	185	17.19
Total	693	64.38



Viewing & Further Information



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