

1 High Street

Stroud, GL5 1AU

HW Hawkins
Watton



TO LET / FOR SALE

2,963 SQ FT
(275.27 SQ M)

£45,000 PER ANNUM
OFFERS IN THE REGION OF £500,000

High profile period
building located in Stroud
town centre

- Vacant possession sale - suitable for owner occupier or developer
- Conversion potential, subject to obtaining the necessary planning
- High profile period building located in Stroud town centre

hawkinswatton.co.uk
01453 753753

Summary

Available Size	2,963 sq ft
Rent	£45,000 per annum
Price	Offers in the region of £500,000
VAT	Applicable
EPC Rating	D

Location

The property is located at the lower end of Stroud High Street on the junction with King Street, Lansdown and Gloucester Street, in what has traditionally been regarded as a prime retail pitch within the pedestrianized zone of the town centre.

Stroud is the third largest town in Gloucestershire having a catchment population in excess of 100,000 people and with good road connections via the M5, M4, the A419 and A46 to the nearby centres of Cheltenham, Gloucester, Bristol, Bath and Swindon.

Description

The property comprises of a substantial period Grade II Listed building, configured over three floors with additional basement. The building has most recently been used as a clinic and is configured to provide a reception area on the ground floor with various well-proportioned rooms on all levels, that have provided clinic and gym facilities.

There are two internal staircases and large hallways, landings, and half landings, typical for a building of that age and style. There is no parking or additional external space. The property would ideally suit an occupier for a clinic or office use and also provides conversion potential for alternative uses, subject to obtaining the necessary planning consents.

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.

TENURE

The property is freehold.

EPC

The property has an EPC rating of D and the Certificate can be viewed using the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9499-4085-3387-1651-9183>

FREEHOLD PRICE

Offers invited based upon guide price of: £500,000, exclusive, Subject to Contract. The property is elected for VAT and chargeable on the purchase price.

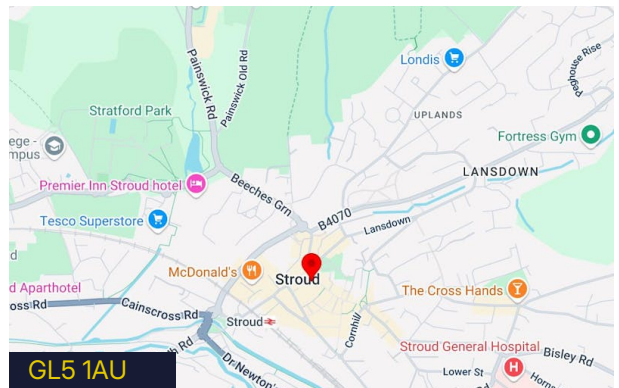
LETTING

The whole property can be let on a new tenancy for a term of years to be agreed at a commencing rental of £45,000 p.a.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	904	83.98
1st	1,043	96.90



Viewing & Further Information



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Name	sq ft	sq m
2nd	868	80.64
Basement	148	13.75
Total	2,963	275.27



