

Stroud House
Russell Street, Stroud, GL5 3AN

HW Hawkins
Watton



FOR SALE

10,101 SQ FT
(938.41 SQ M)

OFFERS IN THE REGION OF £695,000

Refurbishment
opportunity for investment

with existing use

- Office building with investment/development potential

- Prominent position in town centre close to station and local car parks

- Conversion potential for alternative uses, subject to obtaining the necessary planning consents

- Refurbishment opportunity for investment with existing use

Summary

Available Size	10,101 sq ft
Price	Offers in the region of £695,000
VAT	Not applicable
EPC Rating	Upon enquiry

Description

This impressive period building is configured over four floors, all accessible from the front door and spacious lobby/landings and stairwell, as well as the retail unit being accessed separately from Station Road.

The property has previously been a successful multi-let office investment and now provides an opportunity for refurbishment for it's existing use of conversion, subject to obtaining any required 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.

TENANCIES

Part of the basement is currently let to a personal trainer.

TERMS

Guide Price of £695,000 exclusive. The property is not elected for VAT.

COSTS

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

EPC

Certificate available via the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/3120-6357-4074-3238-0594>

Location

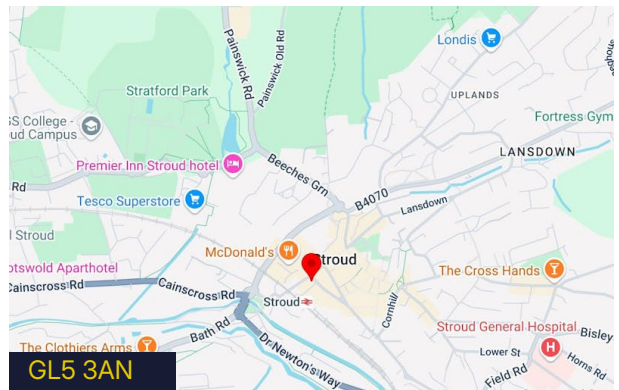
The premises are prominently and centrally situated on the corner of Russell Street, Rowcroft and Station Road and close to the prime retail zone, and the revitalised Five Valleys Shopping Centre.

Stroud is the third largest town in Gloucestershire with a demographic catchment over 100,000 people. The town benefits from a main line railway connection to London Paddington.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	2,431	225.85
Ground	2,671	248.14
1st	2,648	246.01
2nd	2,351	218.42
Total	10,101	938.42



Viewing & Further Information



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