

53 London Road

Stroud, GL5 2AD

**HW** Hawkins  
Watton



## FOR SALE

188 TO 644 SQ FT  
(17.47 TO 59.83 SQ M)

OFFERS IN THE REGION OF £350,000

## FREEHOLD INVESTMENT

- REDEVELOPMENT POTENTIAL TO PART
- EXISTING INCOME OF £10,000 P.A.
- VACANT ACCOMMODATION TO FIRST AND SECOND FLOORS
- REAR 'GARDEN' SUITABLE FOR BUILDING (subject to obtaining necessary planning consents)

hawkinswatton.co.uk  
01453 753753

## Summary

Available Size	188 to 644 sq ft
Price	Offers in the region of £350,000
EPC Rating	Upon enquiry

## Description

The property which is mid-terraced is of traditional construction, having a mixture of stone and brick, rendered to the front elevation and exposed brick to the rear, all under a timber framed roof covered with slates. It is noted the building is at the end of an original terrace but is 'attached' to Clarendon Court (No 54) a 1970's mixed use building.

The accommodation comprised two elements, namely commercial to the ground and lower ground floor plus a residential flat to the first and second floors.

The Residential accommodation comprises:-

### First Floor

Lounge 13'4" x 12'7" 167 sq ft

Dining room 11'9" x 11'0" with modern fitted fireplace and 129 sq ft built-in storage unit

Kitchen 8'1" x 8'0" with airing cupboard (housing Sadia 65 sq ft water heater) and door to

Shower room with white WC, pedestal wash hand basin and \_\_\_\_\_ shower cubicle with Leisure shower head 361 sq ft

### Second Floor

Bedroom 1 11'10" x 10'0" with cupboards in alcoves 118 sq ft

Bedroom 2 13'0" x 8'6" with modern tiled fireplace 110 sq ft

Bedroom 3 9'6" x 7'4" 70 sq ft

298 sq ft

### Outside

A sizeable garden (approx. 60'0" deep x 24'0" wide) with access to service yard adjacent to Brunel Mall (see later note) and is suitable for redevelopment to provide possibilities for residential building and/or car parking (subject to planning).

## SERVICES

All mains services are connected or available.

## RATINGS

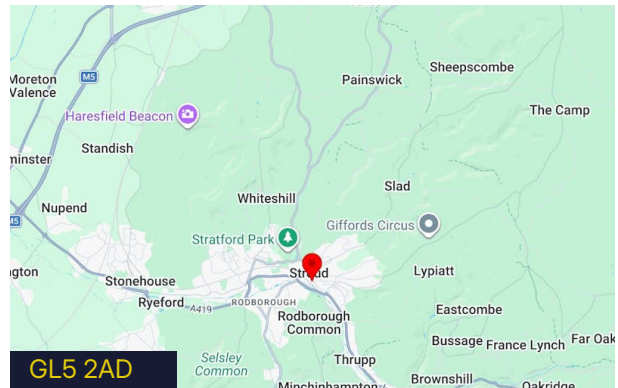
The commercial space is occupied by Hamptons International in conjunction with number 52 London Road. Accordingly, the tenant's space is rated as one hereditament for 52/53 London Road at a Rateable Value in 2021/2022 believed to be £9600.

The flat is currently unlisted for Council Tax purposes.

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 being sold with the benefit of the original lease between the freeholder and the tenant (Hamptons Residential). The original lease dated 10 October 1989 was subsequently renewed by way of an agreement dated 5 June 2002 in respect of the same tenant thus named as Hamptons Estates Ltd. That extension has now lapsed and as such the tenant is 'holding over' paying the annual rent of £10,000 p.a. Negotiations took place with the tenant based upon £11,200 p.a. but that figure has not been confirmed by a new lease. Moreover the negotiations included reference to the removal of the internal staircase to the flat and with that existing space to be incorporated into the commercial space resulting in an increase in the rent to £12,000 p.a. Again these 'discussions' have not



## Viewing & Further Information



**John Hawkins**

01453 753753 | 07596 764276

john@hawkinswatton.co.uk

**HW** Hawkins  
Watton

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 03/03/2026

progressed as it is felt sensible for the new owner to bring forward a scheme to restore the flat probably in conjunction with some form of redevelopment to the garden which could include a new external access point to the first floor. All of these possibilities are described subject to normal planning consideration.

NOTE: Access to the flat is via the office premises and/or a separate (internal) staircase which is approached through the lower ground floor area of Hampton's office.

#### EPC

The property does not require an EPC rating as it is a Listed Building.

#### FREEHOLD PRICE

Offers invited for the whole property based upon guide price of: £400,000, Subject to Contract.

Alternatively, the Vendor will consider splitting the freehold interest with the 53 London Road property offered at £275,000 and with the 'garden' as a building plot at £150,000, Subject to Contract and clarification on demarcation and service provision.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - office	456	42.36
Lower Ground - office/WCs	188	17.47
<b>Total</b>	<b>644</b>	<b>59.83</b>