

Ground & lower ground floors

The Maltings, Merrywalks, Stroud, GL5 1QA

HW Hawkins
Watton



TO LET

4,010 SQ FT
(372.54 SQ M)

£40,000 PER ANNUM

Excellent high-profile
situation in Stroud town
centre

- Adaptable accommodation of c. 4,000 sq ft suitable for a variety of uses
- New Lease available
- Excellent high-profile situation in Stroud town centre

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Summary

Available Size	4,010 sq ft
Rent	£40,000 per annum
EPC Rating	Upon enquiry

Location

The property is located on Merrywalks in a highly prominent position adjacent to McDonalds (restaurant and drive-thru) and close to the rejuvenated Five Valleys Shopping Centre. Directly accessed from the A419, it is conveniently situated close to the prime retail zone and the town's mainline railway station.

Description

The available space comprises of the self-contained ground and lower ground floors of an impressive period building within which the upper floors have been converted to flats. The property was previously used as a clinic and would ideally suit a similar use or could easily be adapted to accommodate alternative retail, leisure, surgery/therapy or restaurant uses.

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 effectively FRI Lease at a commencing rental of £40,000 p.a. exclusive, for a term of years to be agreed.

EPC

The property has an EPC rating of C and the listing is available from the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9473-3011-0617-0701-1601>

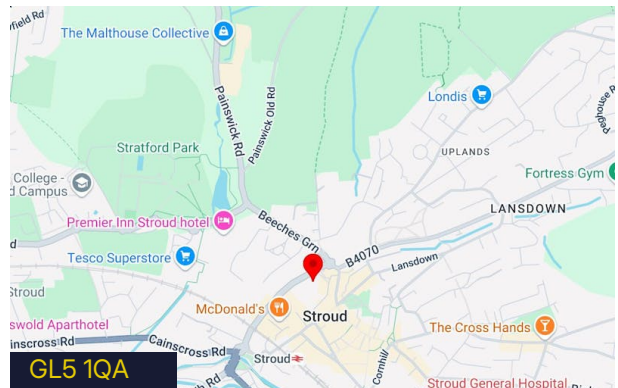
COSTS

Each party will be liable for their own legal costs.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,088	193.98
Lower Ground	1,922	178.56
Total	4,010	372.54



Viewing & Further Information



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