

12 Union Street

Stroud, GL5 2HE

**HW** Hawkins  
Watton



## TO LET

1,301 SQ FT  
(120.87 SQ M)

Popular restaurant unit  
trading over two floors

- Attractive, period building in the town centre close to Farmers Market
- Private courtyard to rear
- Favourable new lease terms available
- Popular restaurant unit trading over two floors

hawkinswatton.co.uk  
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## Summary

Available Size	1,301 sq ft
EPC Rating	Upon enquiry

## Location

The property is located in the heart of Stroud town centre, very close to the award winning Farmers' Market on the pedestrianised Union Street, just off the High Street with national retailers such as Boots, Costa Coffee and Mountain Warehouse near by.

## Description

An attractive, Listed building with bags of character and potential, 12 Union Street has been trading as a restaurant / bistro for many years and is available for a fresh start. Would suit experienced operator looking for bistro serving lunchtime and evening sittings, potentially supplemented by all day trading on Saturdays when proximity to Farmer's Market and pavement trading presents busy trade opportunity.

## 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 commencing rental TBC, for a term of years to be agreed.

## EPC

Awaiting an EPC.

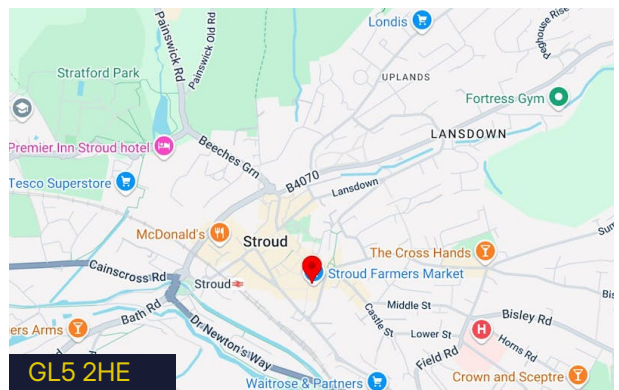
## COSTS

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 - Coffee counter/bar/external access	689	64.01
1st - Open plan wine bar	612	56.86
<b>Total</b>	<b>1,301</b>	<b>120.87</b>



## Viewing & Further Information



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