

23 Gloucester Street

Stroud, GL5 1QG

HW Hawkins
Watton



FOR SALE

569 SQ FT
(52.86 SQ M)

OFFERS IN THE REGION OF £120,000

Ground floor and
basement available with
vacant possession

- Existing takeaway planning Consent
- Freehold
- Ground floor and basement available with vacant possession

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Summary

Available Size	569 sq ft
Price	Offers in the region of £120,000
EPC Rating	Upon enquiry

Location

The property is situated on Gloucester Street close to the junction with Bath Street leading to the Stroud Valleys Shopping Centre.

The property is easily accessed from the main pedestrianised High Street and situated close to where the majority of the town's food and takeaway outlets are located.

Description

The available space comprises of the ground floor and basement of this period building. Previously used as a hot food takeaway, the ground floor provides a counter and waiting area with kitchen to the rear. The basement provides good quality storage with a walk-in cold store.

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 available to purchase freehold with vacant possession of the ground floor and basement, whilst the upper floors flat has been disposed of by way of a 999 year lease.

EPC

Awaiting EPC.

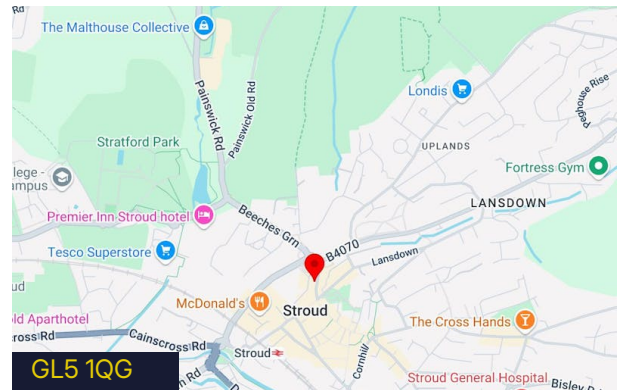
FREEHOLD PRICE

Guide price of: £120,000, exclusive, Subject to Contract.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	278	25.83
Basement	291	27.03
Total	569	52.86



Viewing & Further Information



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