

# 30 Lansdown

Stroud, GL5 1BG

# HW Hawkins Watton



## FOR SALE

4,370 SQ FT  
(405.99 SQ M)

OFFERS FROM £595,000

**SUBSTANTIAL  
COMMERCIAL BUILDING  
WITH PRIVATE CAR  
PARK TO REAR**

- EXCELLENT LOCATION CLOSE TO TOWN CENTRE & TRAIN STATION
- SUITABLE FOR A VARIETY OF USES – OFFICES/RETAIL/WORKSHOP/CLINIC OR LEISURE
- POTENTIAL TO CREATE RENTAL INVESTMENT OR DEVELOPMENT OPPORTUNITY, SUBJECT TO PLANNING

[hawkinswatton.co.uk](http://hawkinswatton.co.uk)  
01453 753753

## Summary

Available Size	4,370 sq ft
Price	Offers from £595,000
EPC Rating	Upon enquiry

## Location

### LOCATION

The property is centrally located on Lansdown within close proximity of Stroud town centre and popular pedestrianised retail zone. The town's train station which provides a direct service to London is just a short walk from the property.

Stroud is the third largest town in Gloucestershire and is well placed to serve the larger neighbouring centres of Cheltenham, Gloucester, Swindon and Bristol. The regional motorway network is easily accessed via J13 of the M5 at Stonehouse.

## Description

The property comprises of a substantial two storey detached building arranged over ground floor (front access only) and lower ground floor (rear access only). The property benefits from additional basement storage and its own private car park situated at the rear which can accommodate 10-12 parking bays.

The property is currently used for storage and retail and was previously an RSPCA shop and clinic and would suit a variety of commercial uses including: retail, office, workshop, clinic or leisure. Alternatively, the property offers the potential for refurbishment and the opportunity to create a rental income stream from letting individual rooms. There is also the prospect of conversion to residential, subject to obtaining the necessary consents.

## SERVICES

All mains services are believed to be either connected or available.

## 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 offered for sale freehold.

## PRICE

£595,000 exclusive

## EPC

The property has an EPC rating of D the Certificate is available to view at <https://find-energy-certificate.service.gov.uk/energy-certificate/0280-8976-0311-0970-9070>.

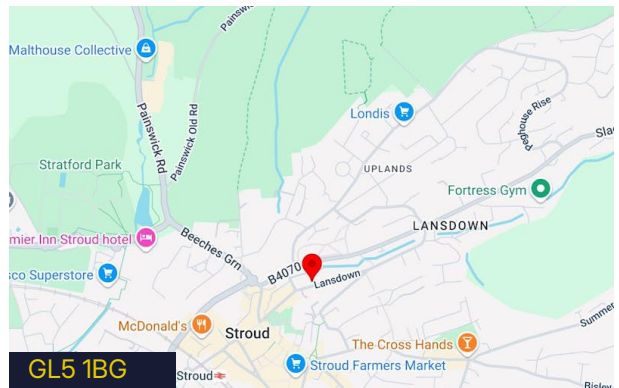
## COSTS

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	3,192	296.55
Lower Ground	1,178	109.44
Basement	1,695	157.47
<b>Total</b>	<b>6,065</b>	<b>563.46</b>



## Viewing & Further Information



**John Hawkins**

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