

5 Cossack Square

Nailsworth, Stroud, GL6 0DB

HW Hawkins
Watton



FOR SALE

239 TO 677 SQ FT
(22.20 TO 62.90 SQ M)

OFFERS IN THE REGION OF £200,000

2 self-contained retail
units available with vacant
possession

- Excellent location in heart of the popular town of Nailsworth
- Great opportunity for either an occupier or investor

hawkinswatton.co.uk
01453 753753

Summary

Available Size	239 to 677 sq ft
Price	Offers in the region of £200,000
EPC Rating	Upon enquiry

Location

The property is prominently situated in the centre of Nailsworth on the junction of Wheelrights Corner and Market Street.

Nailsworth is a popular and affluent South Cotswold market town with a wide range of independent retailers and restaurants. Situated on the A46 (Bath Road), Nailsworth is easily accessible from the larger centre of Stroud and Cirencester as well as the M5 and M4 motorways.

Description

The property available for sale comprises of the ground floor only of a period building that provides 2 self-contained retail units.

Internally, the larger unit has most recently been used as a bike shop and consists of front sales area and rear workshop and WC.

The smaller unit (right side) is set back and has access via double front entrance doors that provide access to relatively small and attractive unit currently used as a sandwich shop.

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 from 1 October 2026.

EPC

Awaiting EPC.

FREEHOLD PRICE

Offers invited based upon guide price of: £200,000, Subject to Contract

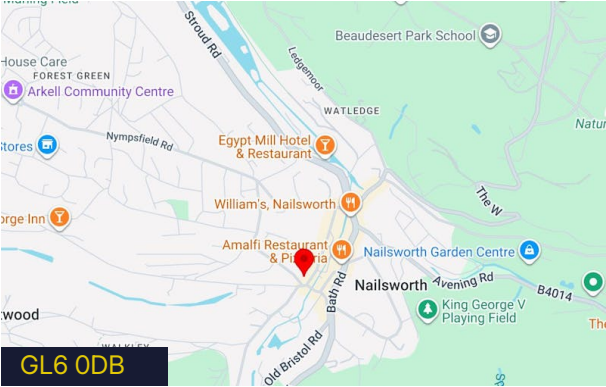
VAT

The property is NOT elected for VAT.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Left hand larger unit	438	40.69
Ground - Right hand smaller unit	239	22.20
Total	677	62.89



Viewing & Further Information



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