

4a High Street

Stroud, GL5 1AU

HW Hawkins
Watton



TO LET / FOR SALE

1,703 SQ FT
(158.21 SQ M)

£15,000 PER ANNUM
£250,000

- Upper floors (separately accessed from rear) have planning Consent for conversion to 3 flats.
- Ground floor recently let on a new Lease for £25,000 p.a.

Excellent location on
pedestrianised High Street

hawkinswatton.co.uk
01453 753753

Summary

Available Size	1,703 sq ft
Rent	£15,000 per annum
Price	£250,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprises of a substantial (larger than average) retail building situated on a prime position in the town centre. The upper floor is separately accessed from the rear and provides the opportunity to create 3 residential units with planning Consent already confirmed. There is a car park at the rear providing parking for the flats. The ground floor was let in April 2025 on a new 10 year FRI Lease to Grape Tree and not included in this disposal.

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.

PLANNING

Planning Consent was permitted in February 2025 for conversion of the first floor and a new roof extension to create 3 residential units, see S.24/1982/FUL.

EPC

The property has an EPC rating of D and the Certificate can be viewed via the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9499-4085-3387-1651-9183>

FREEHOLD PRICE

The property is offered for sale freehold, by way of a long leasehold based upon a quoting price of: £250,000, exclusive, Subject to Contract.

Location

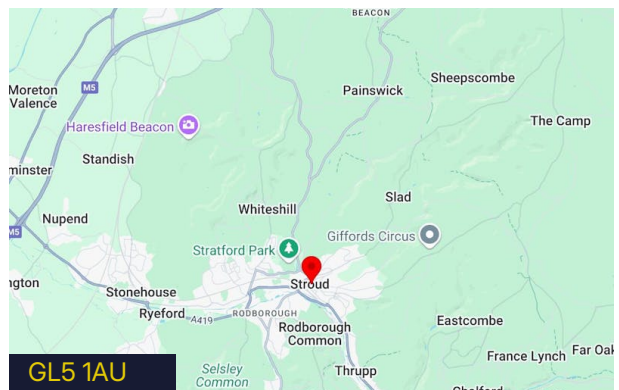
The property is prominently located on the pedestrianised High Street with nearby occupiers including The Works, Boots and Superdrug.

Stroud is a thriving market town with a district population of c. 120,000 and is located approximately 5 miles west of the M5 (J13), with good road links to the larger centres of Gloucester, Cheltenham and Bristol.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	1,703	158.21
Total	1,703	158.21



Viewing & Further Information



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