

**66 High Street
Stroud
GL5 1AS**

Fitted cafe / retail
opportunity

**CLASS E UNIT
TO LET**

**JACKSON
CRISS**



Location

Unit is a **fitted cafe opportunity** located in prime retailing pitch on pedestrianised High Street.

Nearby retailers include Clarks Shoes, Superdrug, Costa, Card Factory and The Works.

Under the new E Use Class, the property could be used as a shop, cafe, restaurant, nursery or gym without the need for a planning application.

Nearby Five Valleys Shopping Centre has undergone a major refurbishment including a Borough Market style indoor market, 13 luxury residential apartments, a new medical centre and Sandersons Boutique department store.



Why Stroud is one of the best places to live

From its vegan football club, to the farmer's market, it's all about country living with a radical edge in this Cotswold town with an eco-conscience

THE  **TIMES**



Term

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

Areas

Ground floor: 796 sq ft / 74 sq m

First floor: 575 sq ft / 53.4 sq m

Second floor: 624 sq ft / 58 sq m

Rateable Value

£18,250 (2026 assessment)

EPC

D(78). A copy is available upon request.

Rent

£25,000 pa

Subject to contract

Available due to abortive negotiations

** Rental Reduction**

Contact

For further information, please contact:

Jackson Criss

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Stibbard Property

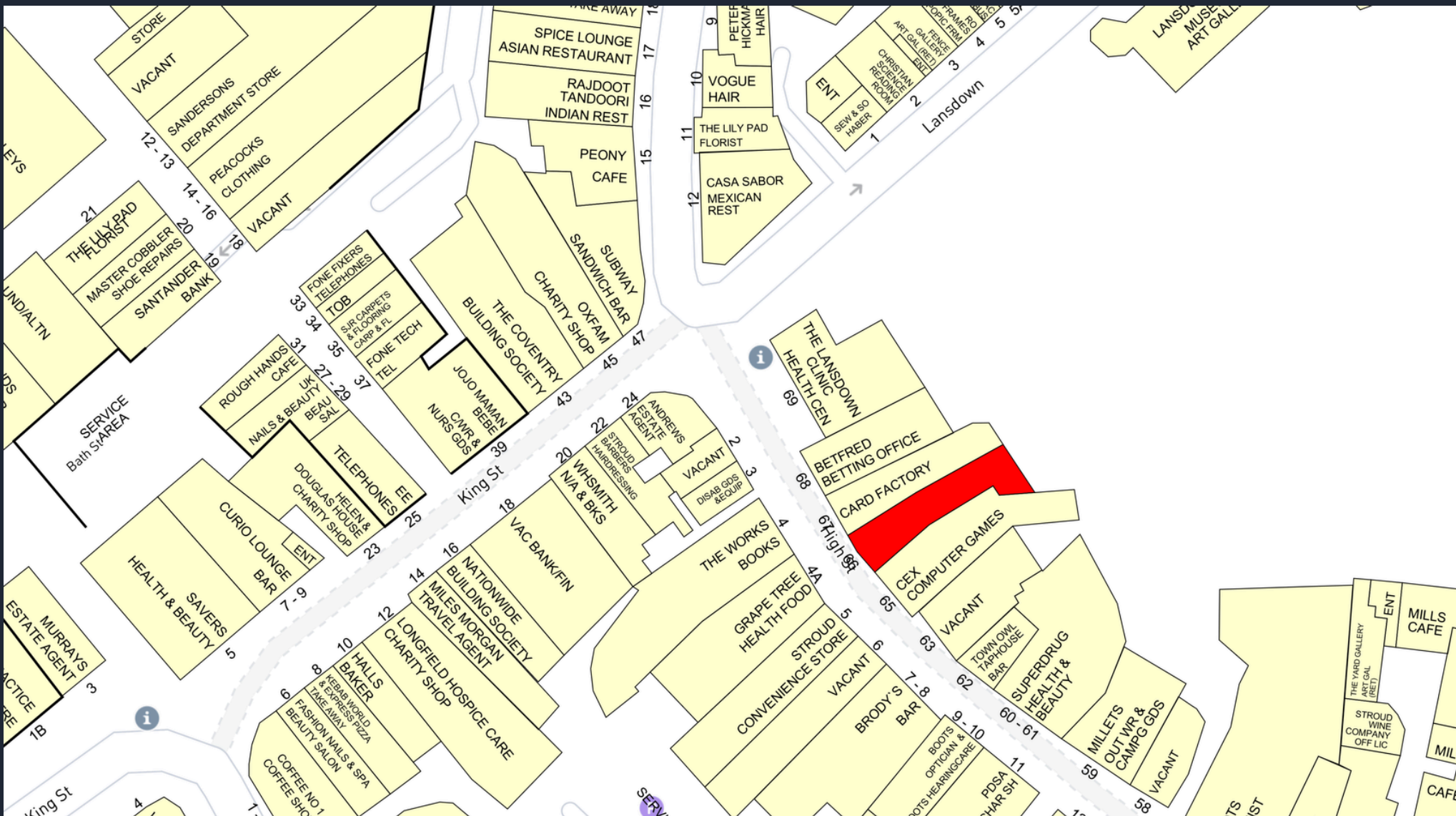
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Money Laundering Regulations: Under new money laundering legislations, Jackson Criss are obliged to verify the identity of proposed purchasers/tenants once a sale or letting has been agreed. An AML form will need to be completed by proposed purchasers/tenants once Heads of Terms have been agreed.



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