

47 High Street  
Stroud, GL5 1AN

**HW** Hawkins  
Watton



# FOR SALE

253 TO 1,011 SQ FT  
(23.50 TO 93.92 SQ M)

OFFERS IN THE REGION OF £220,000

EXCELLENT  
OPPORTUNITY FOR NEW  
OWNER OCCUPIER

- 3-STOREY RETAIL BUILDING ON PEDESTRIANISED HIGH STREET

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- APPROX 1011 FT SQ OVER THREE FLOORS

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- CURRENT BUSINESS UNAFFECTED AND RELOCATING

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- EXCELLENT OPPORTUNITY FOR NEW OWNER OCCUPIER

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## Summary

|                |                                  |
|----------------|----------------------------------|
| Available Size | 253 to 1,011 sq ft               |
| Price          | Offers in the region of £220,000 |
| EPC Rating     | Upon enquiry                     |

## Location

The property is situated in the busy upper High Street pedestrianized retail zone. Occupiers close by are nationals such as Greggs, Costa Coffee, Mountain Warehouse, Boots, and numerous independent traders.

## Description

The property comprises of a mid-terrace Cotswold Stone building under a pitched roof and is arranged on ground and two upper floors.

Internally the space has been fitted out to a high standard by the current owner for a beautician, and the space would ideally suit a similar occupier though could easily be adapted for various uses.

## SERVICES

All mains services are understood to be 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 freehold

## EPC

Awaiting EPC.

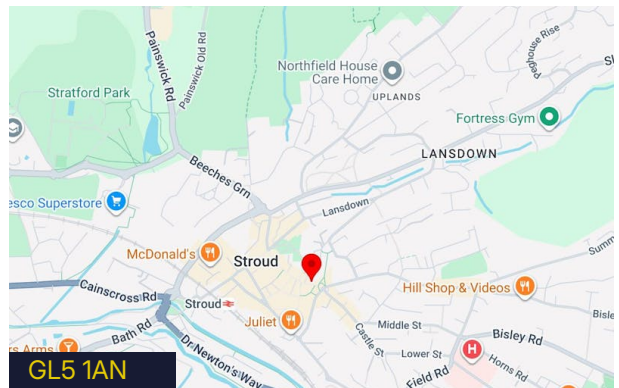
## FREEHOLD PRICE

Offers invited based upon guide price of: £220,000, exclusive, Subject to Contract. The property is NOT elected for VAT.

## Accommodation

The accommodation comprises the following areas:

| Name            | sq ft        | sq m         |
|-----------------|--------------|--------------|
| Ground - Retail | 480          | 44.59        |
| 1st             | 278          | 25.83        |
| 2nd             | 253          | 23.50        |
| <b>Total</b>    | <b>1,011</b> | <b>93.92</b> |



## Viewing & Further Information



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