

FOR SALE/TO LET

STROUD- PROMINENT PERIOD BUILDING

2,970 SQ FT (275.91 SQ M)



1 High Street, Stroud, Gloucestershire, GL5 1AU

Period Features | Excellent Location In Town | Suitable For a Variety of uses (STP)



LOCATION

The property occupies a prominent position on the corner of High Street and Lansdown within Stroud Town Centre.

Located within the towns main retail area, the property is near Stroud Railway station, providing a direct link to London Paddington, the bus station and popular Five valleys shopping centre.

Stroud is a popular market town in the Cotswolds in Gloucestershire and has previously been named (2021) as the Best Place to Live in the UK by the Sunday Times.

DESCRIPTION

An impressive, attached period building of natural stone (rendered to the front and side) to the elevations, under a pitched slate roof.

- Accommodation is arranged over basement, ground, 1st and 2nd floors, Mezzanine levels are situated between ground and 1st floor and 1st and 2nd floors.
- Internally the accommodation is well laid out and provides a range of good-sized offices/treatment rooms.
- The property benefits from many original features, including fireplaces, timber sash windows and ornate coving.
- The upper floors are serviced by 2 sets of stairs.
- Ladies and gents WCs and a kitchen are installed
- The property is Grade II listed.
- The property has a floor area of approximately 2,970sqft (275.91 sq m), measured on Net Internal Area (NIA) basis.

The property has most recently been used as a clinic, however may be suitable for a variety of uses or redevelopment, subject to obtaining any necessary planning consents.



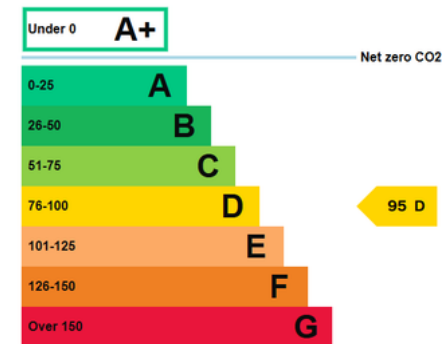
KEY INFORMATION

SERVICES

Mains water, drainage, gas and electricity is connected to the property.
Heating is via a gas fired boiler and 'wet' radiator system.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

EPC



RATING

Interested parties are advised to make their own enquiries in regards to Business Rates.

QUOTING TERMS

LEASEHOLD

The property is available by way of a new full repairing and insuring lease for a negotiable term of years at a rental of £37,250 pa exclusive.

FREEHOLD

£450,000 for the freehold with vacant possession on completion.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT.



**Kurt
Wyman**
Surveyors & Property Agents

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