

7-8 High Street

Stroud, GL5 1AU

HW Hawkins
Watton



TO LET

604 TO 2,426 SQ FT
(56.11 TO 225.38 SQ M)

£35,000 PER ANNUM

Substantial retail premises
– ground floor, first floor
and roof terrace

- Prime location on popular pedestrianised High Street
- New Lease available to start asap
- Ground floor retail space of 1822 sq ft with rear loading

hawkinswatton.co.uk
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Summary

Available Size	604 to 2,426 sq ft
Rent	£35,000 per annum
EPC Rating	B

Location

The property is situated in a highly prominent position on the pedestrianised High Street, a short distance from the junctions with Kendrick Street and King Street, and the rejuvenated Five Valleys Shopping Centre and Cornhill Shopping Centre. Nearby occupiers include Costa Coffee, Boots the Chemist, Greggs and Mountain Warehouse.

Description

The available space comprises of a larger than average ground floor retail unit, with ancillary stores/offices on the first floor that provides access to a rear roof terrace. The premises has rear loading access, disabled WC with additional WCs on the first floor. The property was previously used as a pub and could easily accommodate a similar style venue, restaurant or showroom.

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.

TERMS

The property is available by way of a new Lease at a commencing rental of £35,000 p.a. exclusive, for a term of years to be agreed.

EPC

The property has a EPC rating of B and can be viewed by the following link:
<https://find-energy-certificate.service.gov.uk/energy-certificate/8774-2125-7130-4329-9422>

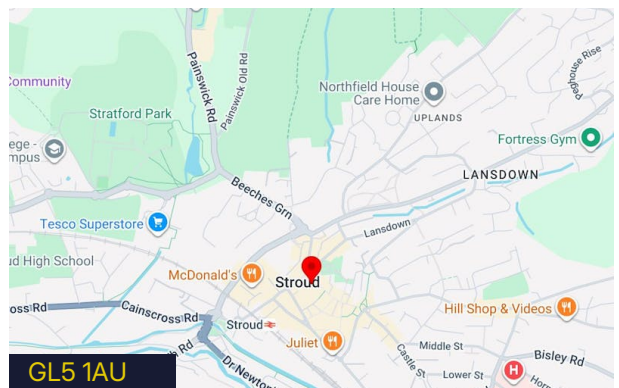
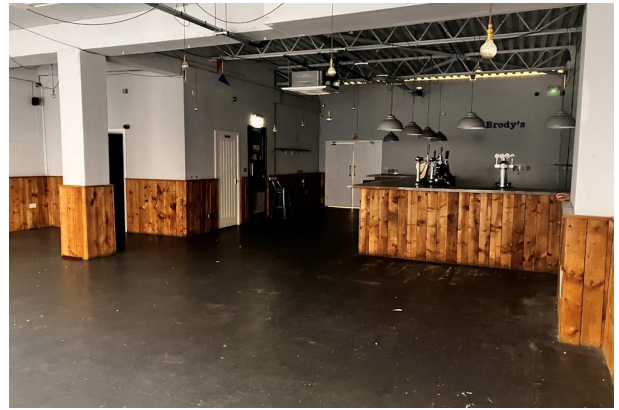
COSTS

Each party will be liable for their own legal costs of the transaction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,822	169.27
1st	604	56.11
Total	2,426	225.38



Viewing & Further Information



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