



FOR SALE

1,646 TO 7,405 SQ FT
(152.92 TO 687.95 SQ M)

£1,250,000

MIXED USE PROPERTY – COMMERCIAL AND RESIDENTIAL

- EXCELLENT HIGH-PROFILE SITUATION IN STROUD TOWN CENTRE
- 8 FLATS – 7 CURRENTLY LET AND 1 VACANT
- SEPARATELY ACCESSED, VACANT LOWER FLOORS OFFERING CONVERSION POTENTIAL (SUBJECT TO PLANNING)

Summary

Available Size	1,646 to 7,405 sq ft
Price	£1,250,000
EPC Rating	Upon enquiry

Location

The property is located on Merrywalks in a highly prominent position adjacent to McDonalds (restaurant and drive thru) and close to the rejuvenated Five Valleys Shopping Centre and Vue Cinema. Directly accessed from the A419, it is conveniently situated close to the prime retail zone and the town’s mainline railway station. Stroud is the third largest town in Gloucestershire and is well placed for the larger centres of Cheltenham, Gloucester, Bristol and Swindon. In addition, both the M4 (J18) and M5 (J13) provide easy access to other parts of the UK.

Description

The property comprises of a substantial period building configured over 4 floors. The upper 2 floors have been converted into 8 flats – 7 of which are currently tenanted. The 2 lower floors which have a separate entrance, are currently vacant and have a commercial use being last used as a clinic. These 2 floors could either be let in their current use or potentially be converted to provide more flats, subject to obtaining the necessary consents.

ACCOMMODATION AND RENTS

Description/Unit	Sq ft	M ₂	Current Rent
Ground floor (GIA)	2088	194.0	nil
Lower ground floor (GIA)	1922	178.6	nil
Flat 1 - 1st floor	403	37.4	£680/mnth
Flat 2 - 1st floor	398	37.0	£695/mnth
Flat 3 - 1st floor	474	44.0	vacant
Flat 4 - 1st floor	474	44.0	£695/mnth
Flat 5 – 2nd floor	377	35.0	£700/mnth
Flat 6 – 2nd floor	463	43.0	£665/mnth
Flat 7 – 2nd floor	398	37.0	£650/mnth
Flat 8 – 2nd floor	398	37.0	£700/mnth

SERVICES

We have not tested any service installations, and any prospective purchaser must satisfy themselves of the availability and condition of any of the mains services connected.

TERMS

The property is available to purchase freehold with the benefit of the current tenancies for £1.25 million, exclusive.

EPC

Certificates available upon request.

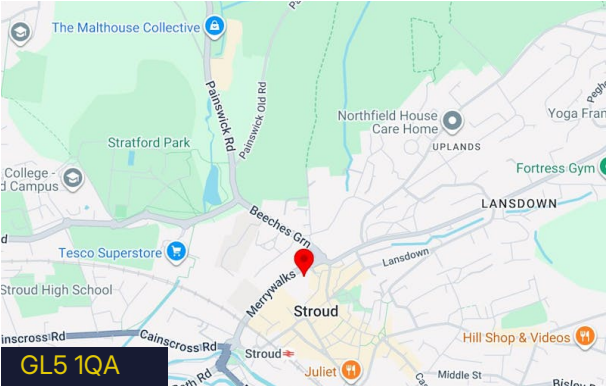
COSTS

Each party will be liable for their own legal costs.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,088	193.98
Lower Ground	1,922	178.56
1st - 4 flats	1,749	162.49
2nd - 4 flats	1,646	152.92
Total	7,405	687.95



Viewing & Further Information



John Hawkins
01453 753753 | 07596 764276
john@hawkinswatton.co.uk



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 18/08/2026



