

21 GEORGE STREET  
STROUD  
GLOS GL5 3DX

## TO LET – Retail



- Self-contained ground floor retail premises
- Prominent town centre location
- New lease available

**RENTAL: £18,000 PER ANNUM EXCLUSIVE, SUBJECT TO CONTRACT**

COM/7088 DATE: 27.01.2022

## LOCATION

Stroud is a popular and well-established market town situated approximately 10 miles from Gloucester, 12 miles from Cirencester and 5 miles from Junction 13 of the M5 motorway.

The property is situated in George Street, one of the main retail streets in Stroud, and in close proximity to the highly popular Five Valleys Shopping Centre. The property is also walking distance from the Subscription Rooms, the train station and the renowned Farmers Market.

## DESCRIPTION

The available premises comprise the ground floor self-contained retail space within an attractive 3 storey period building occupying a prominent position in Stroud town centre.

The ground floor was last used as a micro-pub and would suit a variety of uses and the upper floors are being converted to residential accommodation. There is additional basement storage.

## ACCOMMODATION (all areas, where quoted, are approximate).

Description	Sq ft	M <sup>2</sup>
Ground floor area	750	69.68
<b>Total</b>	<b>750</b>	<b>69.68</b>

## 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 to let on a new lease for a term of years to be agreed at a commencing rental of £18,000 p.a. exclusive.

## EPC

The property is awaiting an EPC rating.

## COSTS

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

## VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: [admin@hawkinswatton.co.uk](mailto:admin@hawkinswatton.co.uk)

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