

**LOCKING HILL SURGERY
LOCKING HILL
STROUD
GLOS GL5 1UY**

FOR SALE – Surgery premises



- **PURPOSE BUILT DETACHED SURGERY BUILDING**
- **EXCELLENT AND CONVENIENT LOCATION ON EDGE OF TOWN CENTRE**
- **POTENTIAL FOR ALTERNATIVE USES (SUBJECT TO PLANNING)**

Offers invited based upon £550,000 exclusive, Subject to Contract

COM/8024 DATE: 26.04.2022

LOCATION

The property is situated on the outskirts of Stroud town centre, being approximately 5 miles east of Junction 13 of the M5, 14 miles south east of Cheltenham and 10 miles south of Gloucester.

The property occupies a prominent corner position of the junction of Slad Road (B4070) and Locking Hill. The town's main retail zone, and train and bus stations are all within easy walking distance of the property.

DESCRIPTION

The property comprises of a purpose built detached 2-storey surgery building, most recently used as a GPs surgery (which is relocating to larger premises). Currently the building is configured internally so the upper floors provide the main public reception, waiting room, and a series of consulting and treatment rooms. The lower floor, which is smaller, provides further various size offices, meeting room, kitchen and stores.

Externally there is generous car parking to the front of the building with 19 parking bays.

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

| Description | Sq ft | M ² |
|--------------------|-------------|----------------|
| Lower ground floor | 1115 | 103.56 |
| Upper ground floor | 2929 | 272.11 |
| Total | 4044 | 357.67 |

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.

EPC

Awaiting an EPC rating.

FREEHOLD PRICE

Offers invited based upon guide price of: £550,000, exclusive, Subject to Contract.
The property is NOT elected for VAT.

VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on
Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk

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