

**5 LONDON ROAD  
STROUD  
GLOS GL5 2AG**

## **FOR SALE – Mixed use investment**



- **FULLY LET FREEHOLD INVESTMENT OPPORTUNITY**
- **GROUND FLOOR RETAIL PREMISES AND FOUR FLATS ABOVE**
- **CURRENT RENTAL INCOME OF £37,600 P.A.**
- **EXCELLENT LOCATION CLOSE TO STROUD TOWN CENTRE**

**Offers invited based upon £575,000 exclusive, Subject to Contract**

COM/3659    DATE: 31.05.2022

## LOCATION

The property is situated on the outskirts of Stroud town centre on London Road, being within a small terrace including estate agents and professional offices.

Stroud is the third largest town in Gloucestershire with an affluent demographic catchment of approximately 110,000 people. A key driver for investment in the town is the advantage of a main line railway connection to London Paddington with the station just a short walk from the property. In addition, Stroud is on the crossroads of the A46 and A419 with excellent access to both the M5 and M4 and the nearby centres of Cheltenham, Gloucester, Bath, Bristol and Cirencester.

## DESCRIPTION

The property comprises of a four-storey period building, comprising of a self-contained retail premises on the ground floor, currently let to an estate agent, with the upper floors previously

The four flats on the upper floors are separately accessed from the rear and comprise of 3 1-bed flats and 1 studio flat.

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

The Retail space has a net internal floor area of 65.48 m<sup>2</sup> (705 ft<sup>2</sup>).

The Residential space - we have not had the opportunity to measure the residential accommodation.

## 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.

## TENURE

The property is freehold

## TENANCIES

The existing tenancies are as follows:-

Ground floor – let to Perry Bishop on a 10 year lease that commenced in December 2016 with a passing rental of £11,500 p.a.

Flat 1 – let on a periodic tenancy at a rental of £460 pcm

Flat 2 – let on 12 month fixed term lease expiring 13 January 2023 at a rental of £555 pcm

Flat 3 – let on a periodic tenancy at a rental of £565 pcm

Flat 4 – let on 12 month fixed term lease expiring 24 March 2023 at a rental of £595 pcm

## EPC

The property is awaiting an EPC rating and the Certificate will be available shortly upon request.

## FREEHOLD PRICE

Offers invited based upon guide price of: £575,000, Subject to Contract

## 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)

Disclaimer: Hawkins Watton Ltd and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are, give notice that:

- i. These particulars are given and any statement about the property is made without responsibility on the part of Hawkins Watton Ltd or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- ii. Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- iii. No employee of Hawkins Watton Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- iv. Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- v. Except in respect of death or personal injury caused by the negligence of Hawkins Watton Ltd or its employees or agents, Hawkins Watton Ltd will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by Hawkins Watton Ltd.
- vi. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Hawkins Watton Ltd shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.



