

**3 STATION ROAD
STROUD
GLOS GL5 3AR**

FOR SALE/MAY LET



- **FREEHOLD COMMERCIAL BUILDING WITH VACANT POSSESSION**
- **EXCELLENT TOWN CENTRE LOCATION CLOSE TO TRAIN STATION**
- **FORMER TAXI OFFICE ON GROUND AND FIRST FLOOR**

Offers invited based upon £135,000, exclusive, Subject to Contract

COM/7053 DATE: 31.05.2022

LOCATION

The property is situated on Station Road in the heart of Stroud town centre close to the railway station and to the main retail zone and vibrant Five Valleys Shopping Centre.

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 2-storey mid-terrace building, previously occupied by a taxi firm, and comprises of ground floor office, currently split with a counter, with a rear staircase leading to the first floor office and WC. There is no additional external space but there is a basement.

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

GIA	Sq ft	M²
Ground floor	123	11.40
First floor	196	18.25
Total	319	29.65

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

EPC

The property is awaiting an EPC.

FREEHOLD PRICE

Offers invited based upon guide price of: £135,000, exclusive Subject to Contract.

Alternatively, the owner will consider a letting by way of a new lease for a term of years to be agree at a commencing rental of £7,500 p.a. exclusive.

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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