

**GROUND FLOOR  
18/19 GEORGE STREET  
STROUD  
GLOS GL5 3DP**

## **TO LET – Retail**



- **VERSATILE GROUND FLOOR OPPORTUNITY**
- **SUITABLE FOR A VARIETY OF USES**
- **NEW LEASE AVAILABLE**

**Quoting Rental: £40,000 per annum, Subject to Contract**

COM/5043    DATE: 23.04.2024

## LOCATION

The property is situated in the town centre with dual frontage to George Street and Russell Street.

Stroud enjoys a strong demographic catchment which benefits from the excellent road network which gives easy access to both the M5 and M4. In addition, Stroud's railway station has the advantage of regular train services to London Paddington (90 minutes).

## DESCRIPTION

The available space comprises of the ground floor of this period building and former Natwest Bank. The whole building is undergoing refurbishment, and the ground floor will be stripped out to provide largely open plan space ready for a tenant's fitout.

**ACCOMMODATION** (GIA, where quoted, are approximate).

Description	M <sup>2</sup>	Sq ft
Ground floor	206.1	2218

## SERVICES

All mains services are connected or available.

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 by way of a new tenancy for a term of years to be agreed at a commencing rental of £40,000 per annum exclusive.

## EPC

The property has an EPC rating and the Certificate can be accessed via the following link.

<https://find-energy-certificate.service.gov.uk/energy-certificate/6335-5509-2103-4139-8426>

## VIEWING

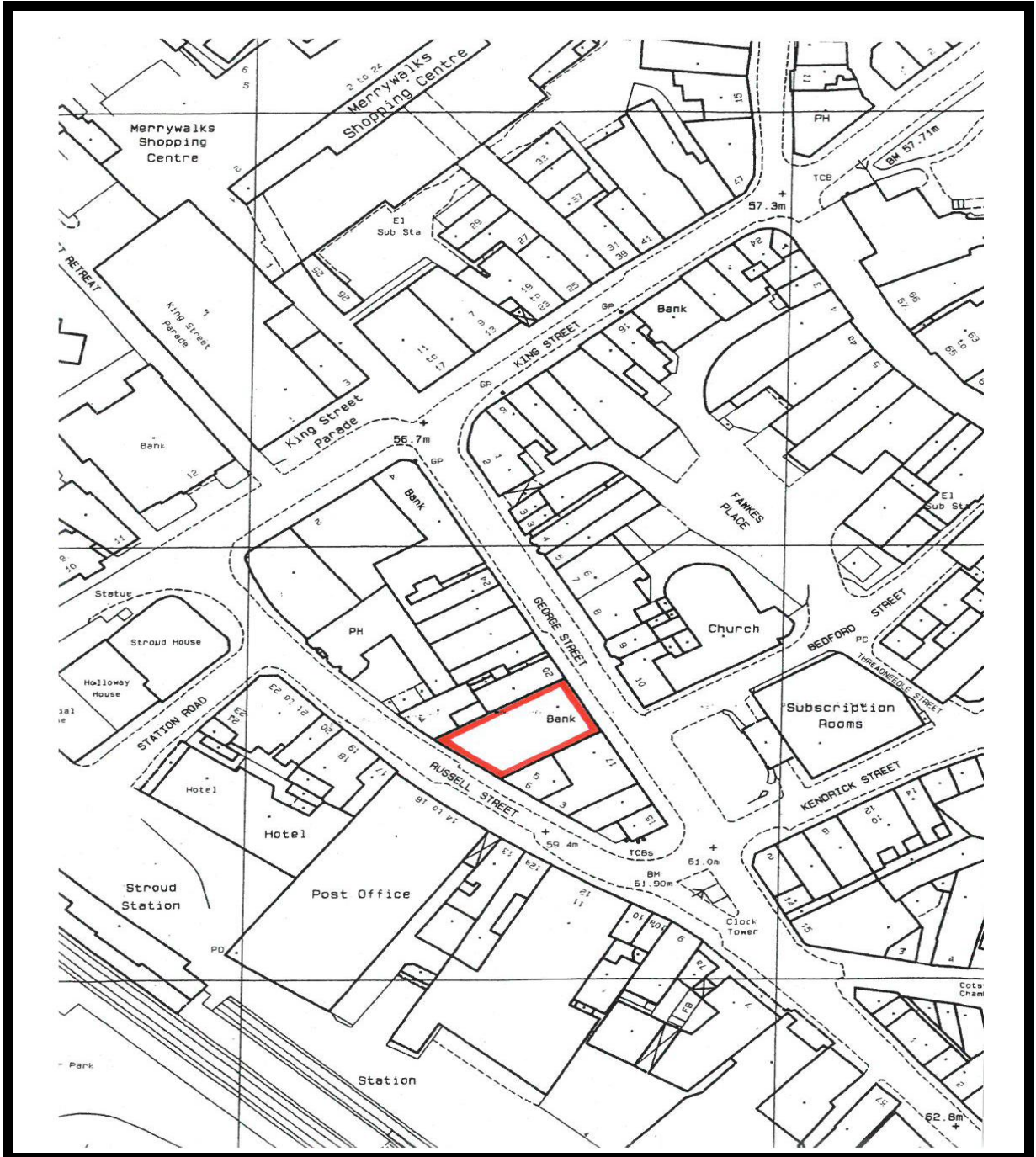
To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

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

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**LOCATION PLAN**



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