

7 PARLIAMENT STREET  
STROUD  
GLOS GL5 1DP

## FOR SALE – Industrial Unit & Yard



- Rare opportunity to purchase 1300 sq ft industrial building in town centre
- Benefits from a secure enclosed yard
- Redevelopment potential with planning consent granted for demolition and new build residential scheme

Offers invited based upon £295,000, exclusive, Subject to Contract

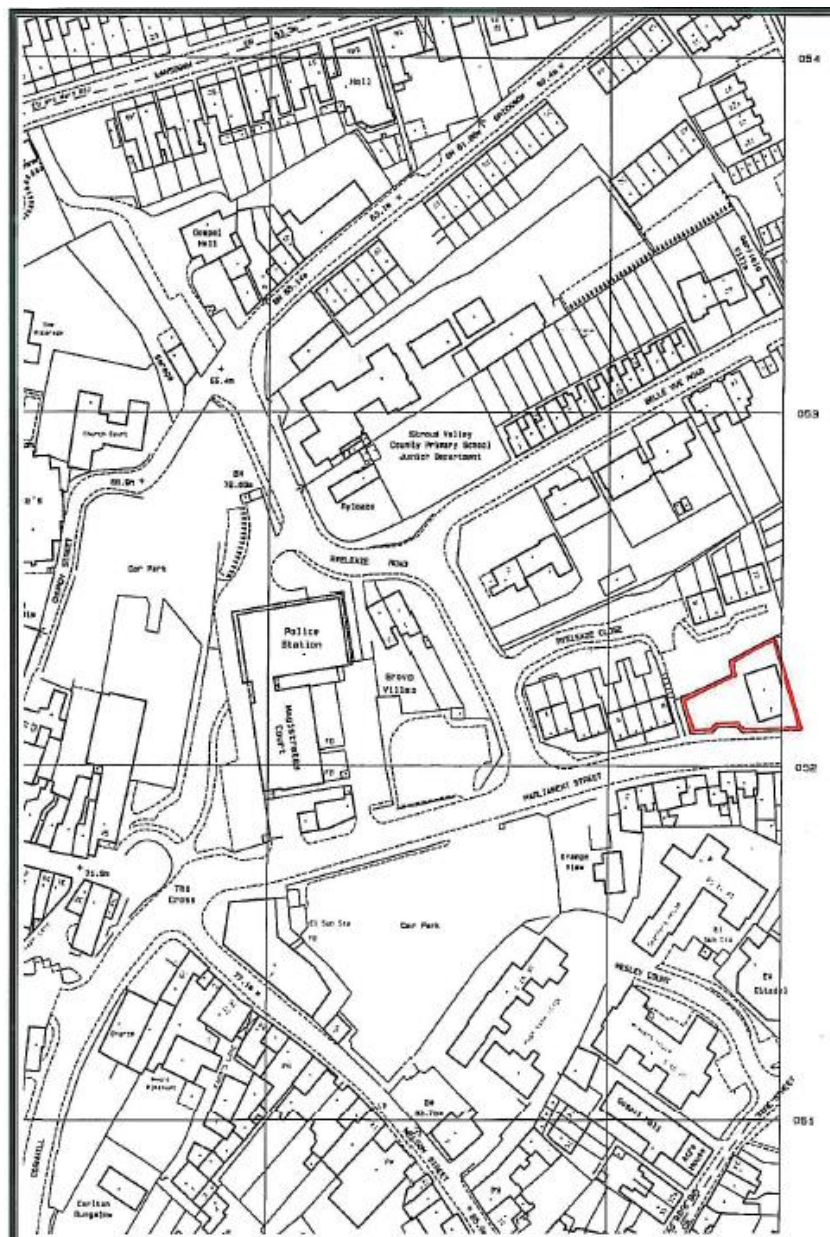
COM/4475

DATE: 29.05.2024

## LOCATION

The premises are located just above the town centre between Belle Vue Road and The Leazes, on Parliament Street.

Stroud is the third largest town in Gloucestershire and the location is very much a mixture of commercial and residential uses, conveniently placed for the town centre.



## DESCRIPTION

The property comprises of a detached portal frame industrial unit benefiting from a relatively high eaves height.

The property further benefits from a relatively large fully secure yard with gated entrance.

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

| Description GIA     | Sq ft | M <sup>2</sup> |
|---------------------|-------|----------------|
| Industrial building | 1307  | 121.4          |

## 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.

## PLANNING

Please see link to Planning Consent: S.20/0856/FUL

## ADDITIONAL INFORMATION

A section of the boundary wall requires rebuilding, and it will be the responsibility of the purchaser to ensure this work is completed.

## TENURE

The property is freehold

## EPC

Awaiting an EPC.



## FREEHOLD PRICE

Offers invited based upon guide price of: £295,000, exclusive, 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)

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