

**UNIT 9 WITHEY'S YARD  
55 HIGH STREET  
STROUD  
GLOS GL5 1AS**

## **FOR SALE – Clinic/office**



- **ATTRACTIVE FIRST FLOOR CLINIC/OFFICES**
- **POPULAR TRADING LOCATION NEXT TO MILLS CAFÉ**
- **ADJACENT TO HIGH STREET**

**GUIDE PRICE OF £125,000, EXCLUSIVE, SUBJECT TO CONTRACT**

COM/0267    DATE: 09.07.2024

## LOCATION

The property is located just off the High Street being directly behind Moonflower with the passageway leading down from the side of Greggs. Stroud town centre offers a wide range of shops with a good proportion of independent outlets. The town is located in the heart of the five valleys thus encompassing a wide catchment area.

## DESCRIPTION

The space available comprises of a self-contained first floor clinic comprising of 4 treatment rooms and a reception area. The premises would ideally suit a similar style use, or someone seeking office accommodation and the individual rooms could each be let-out separately to provide an investment income.

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

Description (GIA)	Sq ft	M <sup>2</sup>
First floor clinic (incl ground floor reception)	720	66.9

## SERVICES

Mains water, electric and drainage services are connected or available, and there is a management charge in respect of the communal areas. 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.

## PROPOSAL

The property is available by way of a sale of the existing 999 year lease.

## SALE PRICE

Guide price of £125,000, exclusive, Subject to Contract. The property is NOT elected for VAT.

## EPC

Awaiting an EPC.

## COSTS

Each party will be liable for their own legal costs of the transaction.

## 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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