



**SawyerS**  
Sales & Lettings

1-2 Kendrick Street  
Stroud Gloucestershire, GL5 1AQ  
Price £12,000 per annum

# 1-2 Kendrick Street, Stroud, Gloucestershire, GL5 1AQ

**A prominently situated retail premises with the benefit of a basement. Located on a prime pedestrianised shopping street in Stroud town centre.**

**Single storey building** to include a generous ground floor retail unit (Class E use) with basement, situated in a prime pedestrianised shopping location within close proximity are several well established traders, as well as accessible car parks. Kendrick Street provide lots of footfall and is close to Stroud train station (extensively used for commuting/travelling to Cheltenham / Gloucester / London), Ample window display space with an abundance of lighting, till area and changing area. Flexible Lease with a Five Year Break Clause

**Amenities:** Stroud is one of Gloucestershire`s most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

## **Ground Floor 10.52m (34'6") Max x 4.86m (15'11") Max**

Open plan retail showroom with ample window displays to the front and side elevation. Staircase leading down to the basement. Display lighting, power point, till area and changing room.

## **Basement**

(Not suitable for dry store)

## **Rateable Value**

£16,500 1 April 2023 to present

## **Local Authority**

Stroud District Council - Business Rates

## **Directions**

For SAT NAV use: GL5 1AQ

# Ground Floor



Plans are to be used as a guide only and are not to scale.  
Plan produced using PlanUp.

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