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Sales & Lettings

**Freehold Building & Retail Space, 2 King Street, Stroud
Gloucestershire, GL5 3DE
Price £425,000**

Freehold Building & Retail Space, 2 King Street, Stroud, Gloucestershire, GL5 3DE

**A Freehold building with substantial ground floor retail unit with Class E use, situated in the heart of Stroud.
The total retail floor area of the measures approximately 209.7 Square Metres (2257 sq ft).**

The Property

A Freehold, three storey building to include a substantial ground floor retail unit with Class E use, situated in a prime shopping location in the market town of Stroud. Both King Street and Russell 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, twin till area and four changing rooms. The total retail floor area measures approximately 209.7 Square Metres (2257 sq ft).

The purchase price comprises the freehold building over 3 floors with a commercial unit to the ground floor and the freehold of 6 privately owned Leasehold flats to the 1st and 2nd floor providing a ground rental income £300 per annum.

Amenities

King Street/Russell Street is situated within the Stroud Town Centre. 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 are all within walking distance. 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 18.59m (61'0") Max x 12.07m (39'7") Max

Glazed double doors with glazed side panels to front providing access to the retail unit. A number of windows to the front and east elevation with ample display space. Display lighting, further recessed and display lighting throughout the shop floor, twin till area, four changing rooms, CCTV, and storage area with main light switches. Commercial grade vinyl flooring

Agents Note

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Business Rates

To be confirmed as the current rate incorporates the building next door.

Selling Agent

Sawyers Estate Agents
17 George Street
Stroud
Gloucestershire
GL5 3DP

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Local Authority

Stroud District Council - Business Rates

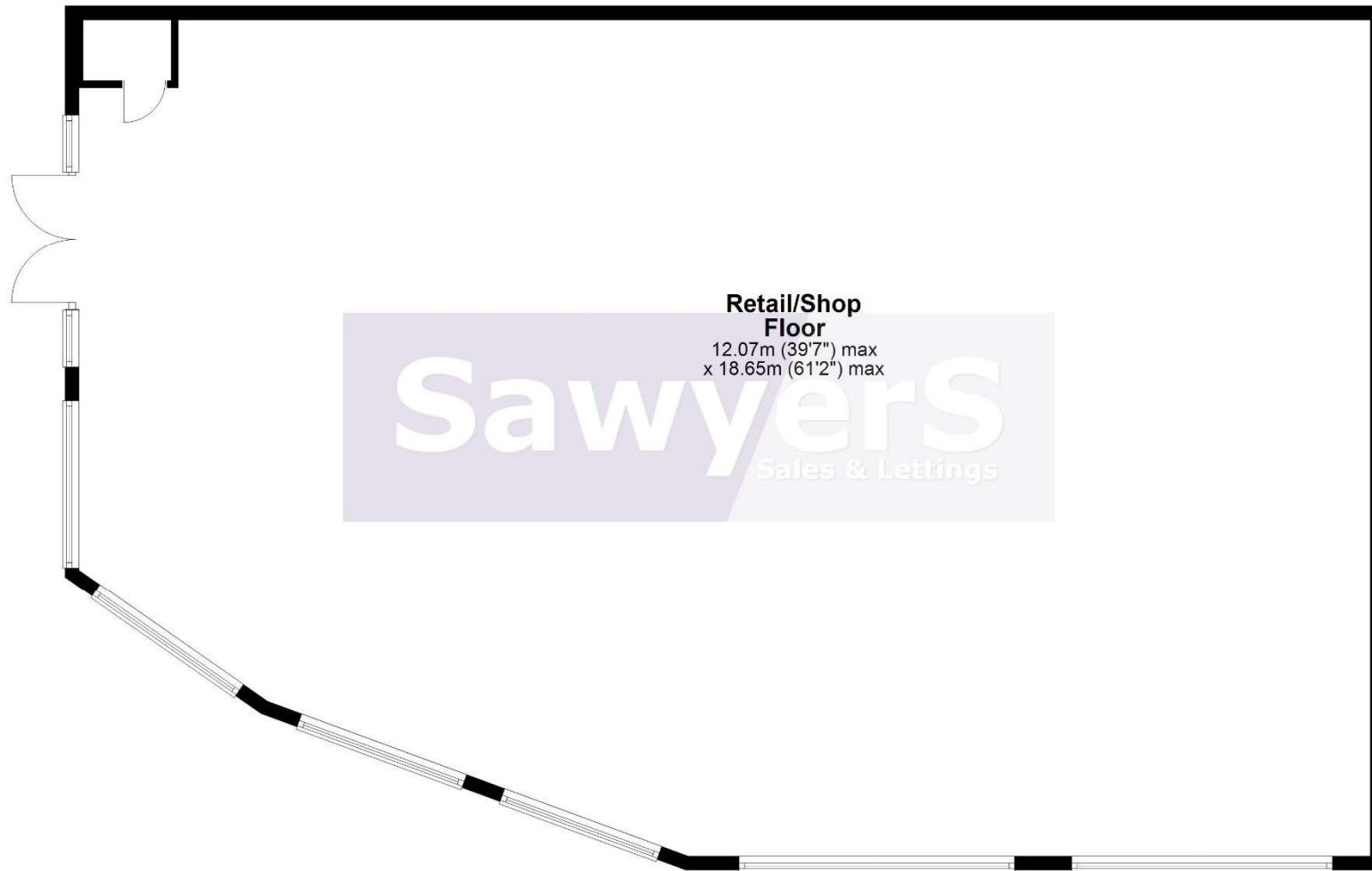
Directions

For SAT NAV use: GL5 3DE

EPC

To be confirmed

Ground Floor



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

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