



**SawyerS**  
Sales & Lettings

*Commercial Unit & 2 x Self-contained flats - 14 High Street, Stroud,  
Gloucestershire, GL5 1AZ  
Price £340,000*

# 14 High Street, Stroud, Gloucestershire, GL5 1AZ

**Prominent three storey period building on the High Street. Ground floor commercial unit let at £22,000 pa on a 5 year lease from Dec 2023. Two vacant two bedroom apartments above require refurbishment and could achieve approximately £700 pcm each. Off road parking.**

## The Property

The property comprises a generous three-storey period building occupying a prominent trading position on the High Street.

The ground floor provides a larger than average commercial unit, including a kitchen, cloakrooms and storage areas. It is currently occupied and operated as a popular, well established restaurant. The commercial premises are let at £22,000 per annum on a five year lease commencing 21st December 2023.

The first and second floors accommodate two separate, self contained two bedroom apartments, both currently vacant and requiring refurbishment. The top floor apartment requires works to address water ingress and damp, along with re-plastering. Both apartments benefit from gas central heating and are accessed via a separate communal entrance from the High Street.

Once refurbished, each apartment is considered capable of achieving rental income in the region of £700 per calendar month, subject to market conditions.

The building also benefits from off road parking.

## Location

The property is situated in a highly prominent trading position on the pedestrianised High Street, which adjoins both King Street and Kendrick Street. Nearby occupiers include well-known brands such as Costa Coffee, Boots Chemist, Greggs, Superdrug and Mountain Warehouse.

Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the Five Valleys amid the renowned Cotswold countryside. It offers 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. In addition, there is an excellent local bus service. The M5 motorway is also close by, bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

## Services

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding their condition.

## 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. Each apartment is banded separately as Band A (£1,659.09) 2025/2026

## Tenure

The property is available to purchase freehold, with a tenant in situ on the ground floor.

## Directions

For SAT NAV use: GL5 1AZ

## Selling Agent

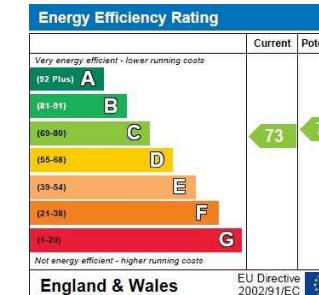
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## Anti-Money Laundering (AML)

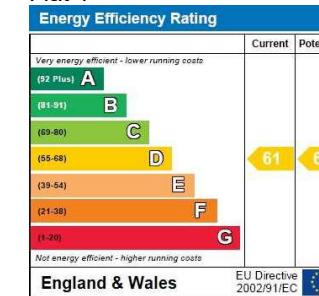
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee of £24 inclusive of vat will be charged for each individual AML check conducted.



## Commercial



Flat 1



Flat 2



