

FOR SALE

Income Producing Property Investment 2,098 Sq ft (194.90 Sq m)



Prominent Corner Location

Popular Market Town

Parking To Rear

**Future Development Potential
(STP)**

3, High Street, Stonehouse, Gloucestershire, GL10 2NG

01452 380064

LOCATION

Stonehouse is a vibrant market town, approximately 9 miles South of Gloucester and less than 3.5 miles west of Stroud.

The Town has a population of circa 8,000 and is strategically located close to Junction 13 of the M5 Motorway providing direct access to the Midlands and South West. Stroudwater, the largest Business Park serving the Stroud Valleys area, is located approximately 1 mile to the West of the Town and is home to many high profile national occupiers including Renishaw, Delphi Automotive, Lister Shearing and Dairy Partners.

The town is home to a CO-OP store, various restaurants, local independent retailers and pubs. 3 High Street occupies a prominent position on the corner with Queens Road and is centrally located within the main retail area of the town and close to the railway station.



DESCRIPTION

A detached building of facing brickwork to the elevations under a pitched slate roof. The property is currently arranged as retail use on the ground floor with offices, showroom and storage accommodation at both first and 2nd floor levels.

At ground floor the property comprises a mainly open plan retail area with store room at the rear. Stairs lead to the first floor. The property benefits from large 'shop front' windows fronting onto both the High Street and Queens Road.

The first floor benefits from a number of cellular offices currently used for storage and showroom use, male and female WC,s and kitchen facilities. The second floor comprises additional storage.

Externally the property benefits from its own car parking to the rear for up to 3/4 vehicles.

Floor Schedule

	Sq ft	Sq m
Ground Floor (Excluding walk in safe)	1124	104.42
First Floor	524	48.68
Second Floor	450	41.80
Total	2098	194.90

KEY INFORMATION

Services

Mains electricity, water and drainage are connected to the property.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

Rating

The property is rated as 'Bank and Premises' and has a rateable value of £11,250.

EPC

E-105



Tenure

The property is let to A R Daniels & Co. Ltd by way of a Full Repairing & Insuring Lease for a term that commenced on 10th November 2017 and expiring on 9th November 2022.

The passing rental is £20,000 per annum exclusive and paid monthly.

The lease is outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954 part II.

Quoting Price

Offers in excess of £250,000 are invited for the Freehold of the property subject to the existing lease to A R Daniels & Co. Ltd

Legal Costs

Each party will be responsible for their own legal fees.

VAT

All figures are quoted exclusive of VAT

**All viewings by prior appointment with
Kurt Wyman Surveyors:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



rightmove 

Disclaimer:

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