

# TO LET

## FORMER SCHOOL AND GROUNDS

**Kurt  
Wyman**  
Surveyors & Property Agents



**St Mary's Hill, Inchbrook, Stroud, Gloucestershire, GL5 5HP**

**Detached building on self contained site | New Lease Available**



# DESCRIPTION

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A former Victorian School with more recent extensions and broadly comprising:

- The original school room of natural stone to the elevation under a pitched stone tiled roof.
- A more modern two storey extension has been added comprising a mix of reconstituted stone and rendered block/stone to the elevations under a mixture of flat and pitched roofs.
- The modern extension comprises a range of classrooms & WC facilities.
- Externally there is a substantial field and a surfaced playground area.
- Parking for 2 vehicles
- The property has a floor area of approximately 7,541 Sq ft (700.60 Sq m). Measured on a gross internal area basis

The existing planning use is classified under F1 of the Use Classes Order (Learning and Non Residential Institutions)



## LOCATION

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The property is situated on St Mary's Hill in the village of Inchbrook near Stroud Gloucestershire.

St Mary's Hill links directly to the A46 Bath Road leading to the market towns of Nailsworth, approximately 1 mile to the south and Stroud, approximately 2.5 miles to the North.





## KEY INFORMATION

### SERVICES

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

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

### EPC

The property has an Energy Performance Certificate (EPC assessment of E (107)).

### RATING

The property is described as 'School and premises' with a rateable value of £13,250 in the 2023 rating list.

### QUOTING TERMS

The property is available for a continuation of its existing use by way of a new Full Repairing and Insuring lease for a negotiable terms of years.

Consideration may also be given for a Change of Planning use to F2 (Local Community Use).

All fees associated with the planning application will be the responsibility of the incoming tenant.

### RENTAL

Further details available from the letting agents.

### LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

The incoming tenant will indemnify the vendor in respect of their reasonable legal costs in the event of withdrawing from the transaction following the receipt of the contract.

### VAT

All figures are quoted exclusive of VAT.





  
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**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
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