

# TO LET

## FORMER BANK PREMISES

**5,269 SQ FT (489.49 SQ M)**

**Kurt  
Wyman**  
Surveyors & Property Agents



**25 George Street & 4 King Street, Stroud, Gloucestershire, GL5 3DS**  
**Excellent Corner Location | Impressive Building | New Lease available**





## LOCATION

The property occupies a prominent location on the corner of George Street and King Street within Stroud Town Centre.

Located within the main retail area, the property is within close proximity to Stroud Railway Station, providing a direct link to London Paddington, the bus station and the popular Five Valleys Shopping Centre.

Stroud is a popular market town in the Cotswolds in Gloucestershire and in 2021 was named as the Best Place to Live in the UK by the Sunday Times.

## DESCRIPTION

Two adjacent buildings that have been linked internally.

The main features comprise :-

- Frontage to both King Street & George Street.
- Accommodation arranged over basement, ground and 1st floor.
- Former banking hall benefits from high ceilings, decorative plasterwork and timber panelling.
- A substantial, tiled basement is installed accommodating a walk in safe.
- The property has a floor area extending to approximately 5,269 sq ft (489.49 sq m) measured on a Gross Internal Area (GIA) basis.

Previously occupied by a Bank, the property may be suitable for a variety of uses which could include, retail, office or leisure.





# KEY INFORMATION

## RATING

The 2023 Rating list shows the property is described as ‘Bank and Premises’ with a Rateable Value of £37,750.

## QUOTING TERMS

£39,500 per annum

## LEGAL COSTS

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

## VAT

All prices are quoted exclusive of VAT.

## SERVICES

All mains services are connected to property.  
Heating is via a gas fired boiler and traditional ‘wet’ radiator system.

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

## ENERGY PERFORMANCE CERTIFICATE (EPC) RATING:

Energy Performance Rating of 108 E.





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**ALL VIEWINGS WITH PRIOR  
APPOINTMENT WITH KURT  
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