

Unit 1

25 George Street, Stroud, GL5 3DS

HW Hawkins
Watton



TO LET

1,164 SQ FT
(108.14 SQ M)

£25,000 PER ANNUM

HIGHLY PROMINENT
CORNER POSITION IN
HEART OF TOWN
CENTRE

- SELF-CONTAINED GROUND FLOOR COMMERCIAL UNIT
- CONVERTED FORMER BANK SUITABLE FOR VARIETY OF USES
- NEW LEASE AVAILABLE FOR IMMEDIATE OCCUPATION

hawkinswatton.co.uk
01453 753753

Summary

Available Size	1,164 sq ft
Rent	£25,000 per annum
EPC Rating	Upon enquiry

Location

The property occupies a prominent location on the corner of George Street and King Street in the heart of Stroud town centre. Conveniently located opposite the pedestrianised King Street main shopping street and entrance to the rejuvenated Five Valleys Shopping centre. The town's bus and train stations are also a short walking distance.

Description

The available accommodation comprises of a ground floor commercial unit that has been stripped out to provide an open plan shell ready for tenants fit out. The space benefits from a good quality basement providing valuable additional storage space.

SERVICES

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

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.

EPC

Awaiting EPC.

TERMS

The property is available by way of a new Lease at a commencing rental of £25,000 p.a. exclusive, for a term of years to be agreed.

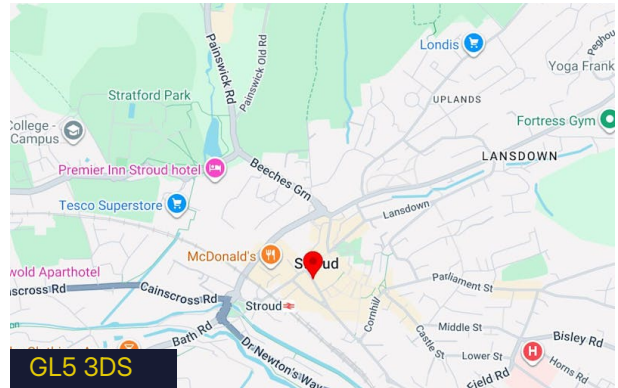
COSTS

Each party will be liable for their own legal costs of the transaction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,164	108.14
Total	1,164	108.14



Viewing & Further Information



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HW Hawkins
Watton

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