

23 Nelson Street

Stroud, GL5 2HH

HW Hawkins
Watton



FOR SALE

853 SQ FT
(79.25 SQ M)

OFFERS IN THE REGION OF £160,000

GROUND FLOOR
RETAIL/RESTAURANT
PREMISES SOLD WITH
VACANT POSSESSION

- EXCELLENT LOCATION CLOSE TO TOWN CENTRE
- SUITABLE FOR VARIOUS RETAIL/RESTAURANT OR ALTERNATIVE USES

hawkinswatton.co.uk
01453 753753

Summary

Available Size	853 sq ft
Price	Offers in the region of £160,000
EPC Rating	Upon enquiry

Location

The premises are situated on Nelson Street, close to the crossroads with the High Street and Parliament Street. The property is well positioned being situated in close proximity to the pedestrianised retail zone and the market square where the renowned Farmers Market occurs.

Description

The property comprises of a ground floor retail unit with glazed shop frontage. Internally the space has been fitted out as a restaurant with bar/counter, seating and kitchen on the ground floor. The first floor provides additional seating and access to the rear and a small terrace.

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.

TENURE

The property is freehold and will be sold with vacant possession

EPC

Awaiting an EPC.

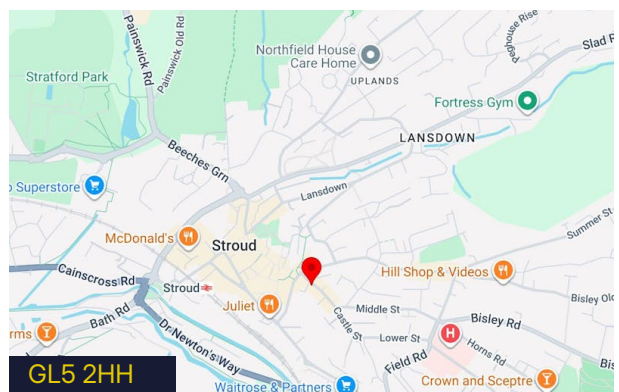
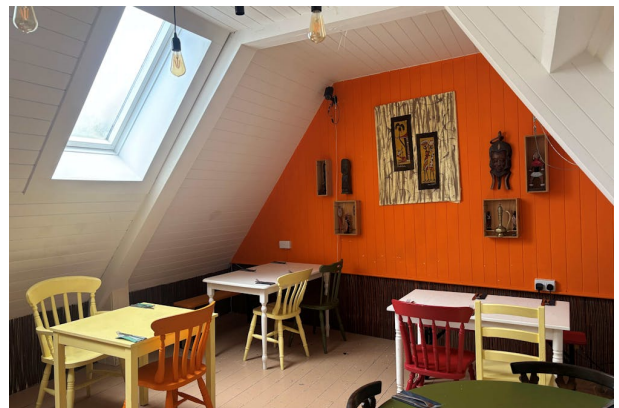
FREEHOLD PRICE

Offers invited based upon guide price of: £160,000, Subject to Contract. The property is NOT elected for VAT.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	502	46.64
1st	351	32.61
Total	853	79.25



Viewing & Further Information



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