



**Unit 1**  
**25 George Street**  
**Stroud**  
**Gloucestershire**  
**GL5 3DS**

Approximately 1,164 Sq Ft  
(108.14 Sq M)

- Self-Contained Ground Commercial Unit
- Highly Prominent Corner Position in Town Centre
- Converted Former Bank Suitable for Variety of Uses (STP)
- New Lease Available for Immediate Occupation



# Location

The property commands a prominent corner position at the junction of George Street and King Street, in the heart of Stroud town centre. It is ideally situated opposite the pedestrianised main retail thoroughfare of King Street and directly facing the entrance to the revitalised Five Valleys Shopping Centre. Stroud's bus and railway stations are also within easy walking distance.

The Town of Stroud is approximately 9 miles south of Gloucester, 12 miles west of Cirencester, 13 miles southwest of Cheltenham and 23 miles northwest of Bristol. The Town also benefits from access to the M5 motorway situated approximately 5 miles to the east via Junction 13.

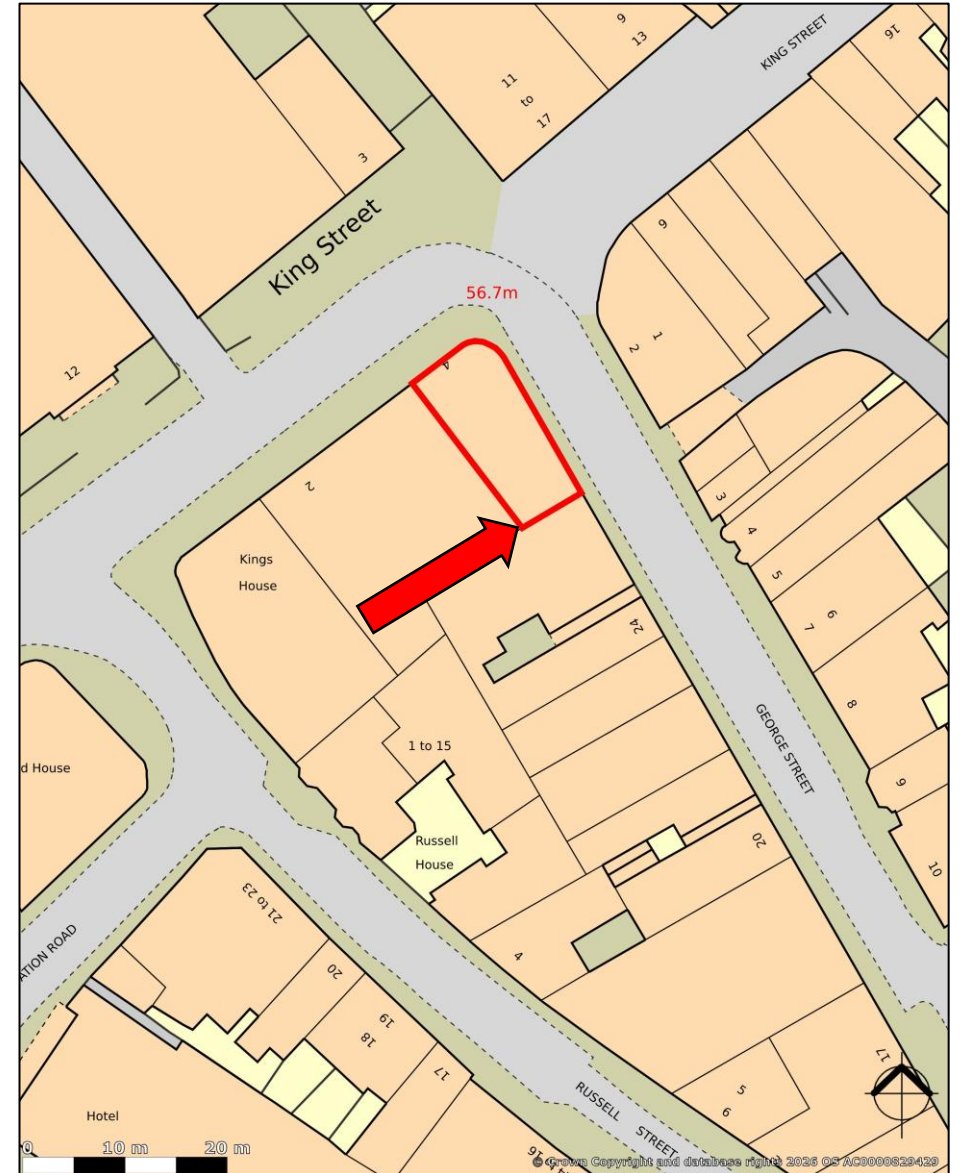
**Retail**



**Offices**



**Shell specification**



# Description

The available accommodation comprises a ground floor commercial unit arranged as an impressive double-height, open-plan shell, featuring ornate period detailing, high coffered ceilings and large arched windows that provide excellent natural light, ready for tenant fit-out. The property also benefits from a basement which provides additional storage space.

The property could be suitable for a variety of uses subject to planning. Car parking is available at a number of nearby public car parks.



## Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

## Accommodation

All measurements are approximate Gross Internal Areas

Area	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	1,164	108.14





# Rates | EPC | Terms

## **Business Rates**

Interested parties should make their own enquiries to Stroud District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk).

## **Energy Performance Certificate**

An EPC has been commissioned and will be available for inspection.

## **Code for Leasing**

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## **Terms**

The property is available on a new lease on terms to be agreed.

## **Rent**

£22,000 per annum exclusive of VAT.

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **VAT**

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## **AML**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Brunswick House  
Gloucester Business Park  
Brockworth  
Gloucester  
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[www.alderking.com](http://www.alderking.com)



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**Hawkins Watton**  
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**John Hawkins**  
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[john@hawkinswatton.co.uk](mailto:john@hawkinswatton.co.uk)

AK Ref: GN/SPEC Date: May 2026 Subject to Contract



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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source