

**18/19 GEORGE STREET
STROUD
GLOS GL5 3DP**

FOR SALE – Investment/Possible Development



- **FREEHOLD INVESTMENT**
- **EXISTING INCOME OF £31,500 P.A.**
- **OUTSTANDING RENT REVIEW 22 FEBRUARY 2019**
- **LEASE EXPIRES (OUTSIDE THE ACT) IN FEBRUARY 2024**

Offers invited based upon guide price of £600,000 Subject to Contract

COM/5043 DATE: 22.06.2022

LOCATION

The property is situated in the town centre with dual frontage to George Street and Russell Street. Stroud is enjoying a well-regarded reputation and was featured by the Sunday Times in 2021 as one of the Best Places to Live in England. At present the Five Valleys Shopping Centre is being transformed with a multi-million-pound redevelopment which includes a very successful food market, and shortly the provision of a new medical centre and pharmacy, plus the relocation by the Stroud Library to an expanded and updated facility.

Stroud enjoys a strong demographic catchment which benefits from the excellent road network which gives easy access to both the M5 and M4. In addition, Stroud's railway station has the advantage of regular train services to London Paddington (90 minutes).

DESCRIPTION

The property which is mid-terraced is a purpose built bank dating back to the Wilts and Dorset Bank. More recently part of NatWest. The accommodation comprises a modern banking hall to the ground floor with supporting office space to the basement and upper floors. To the second floor is the original Manager's flat.

ACCOMMODATION (GIA, where quoted, are approximate).

Description	M ²	Sq ft
Basement	40.6	437
Ground floor	179.2	1929
First floor	144.6	1557
Second floor	75.3	823
Total	439.7	4746

SERVICES

All mains services are connected or available.

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

The Rateable Value is: £23,000

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

TENANCIES

The premises are let to NatWest Bank by way of two Leases.

The Ground Floor and Basement Lease is dated 25 September 2019. The passing rent is £20,500 p.a. and is subject to a Rent Review dating back to the rent commencement date of 22 February 2019.

The Lease for the first and second floors is in accord with the Agreement for the ground floor and basement. This Lease is dated 25 September 2019 with a commencement date of 22 February 2019. The passing rent is £11,000 p.a. and is subject to a Rent Review dating back to the rent commencement date of 22 February 2019.

Both Leases are Outside the Act by way of Exclusion of Section 24 to 28 of the Landlord & Tenant Act 1954.

EPC

The property is awaiting an EPC rating and the Certificate will be made available shortly upon request.

FREEHOLD PRICE

Offers invited based upon guide price of: £600,000, Subject to Contract

VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

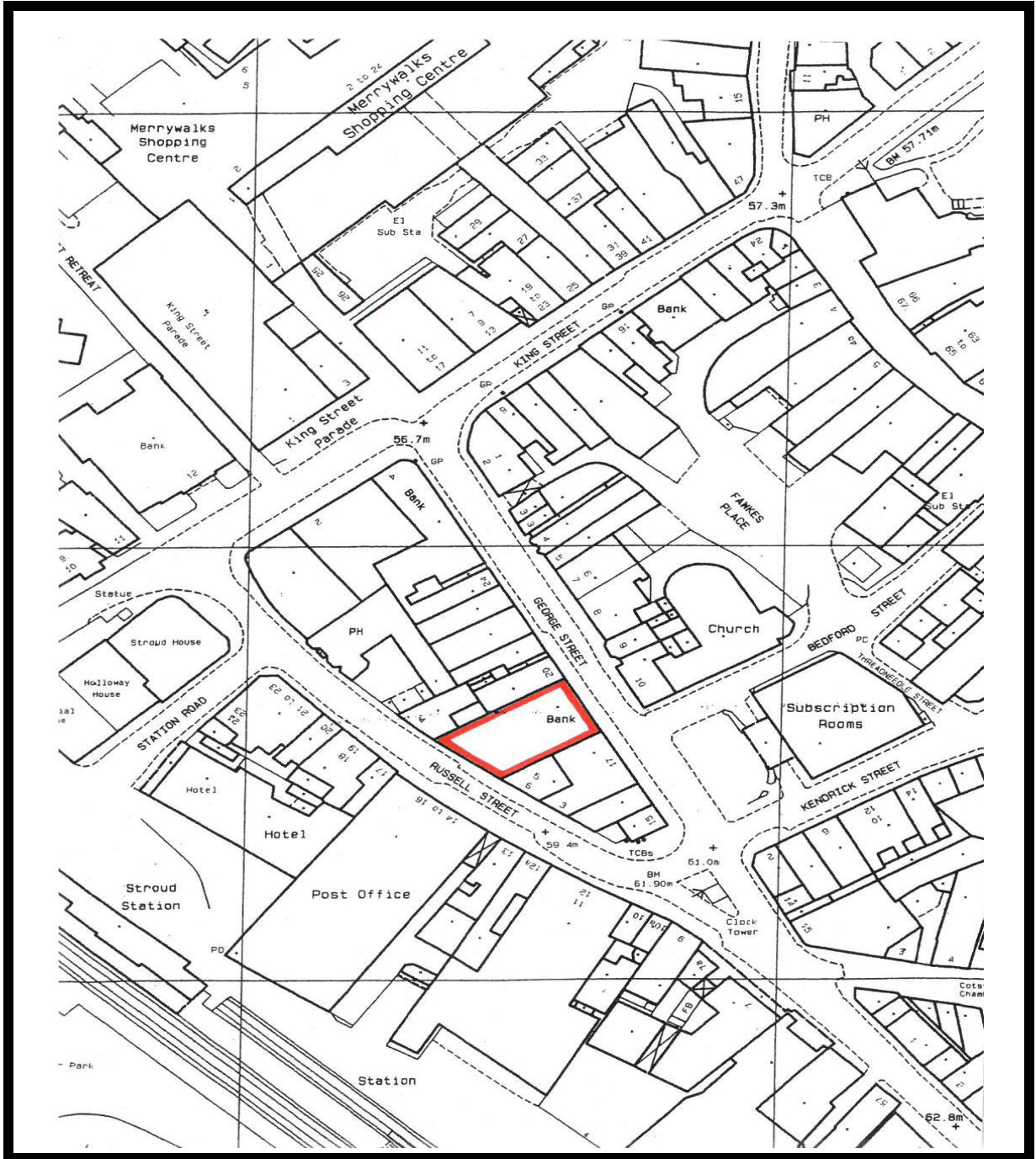
Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk



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LOCATION PLAN



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