



SITUATION

Close to the junction with King Street, in the heart of the town centre, adjacent to **Subway**, nearby other multiples such as **Oxfam**, **The Works**, **Card Factory**, **WHSmith**, **Clarks**, **JoJo Maman Bébé** and **Specsavers** and nearby the entrance to the recently refurbished **Five Valleys Shopping Centre**.

Stroud is an affluent Cotswold market town located approximately 12 miles south of Cheltenham and 11 miles west of Cirencester and benefits from good road access to the M5 (Junction 13) via the A419. Stroud mainline Rail Station is within easy walking distance, providing regular services to London Paddington.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate front access to **Offices** planned on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION

Ground Floor Shop

Gross Frontage	30'6"
Internal Width	28'3" (max)
Shop Depth	22'8"
Built Depth	39'0"
GIA	Approx 926 sq ft incl. WC

First Floor Offices

4 Rooms GIA	Approx 942 sq ft incl. WC
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Second Floor Offices¹

4 Rooms GIA	Approx 942 sq ft incl. WC
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Total GIA

Approx 2,810 sq ft

¹Not inspected by Barnett Ross

Note 1: There may be potential to convert the first and second floor offices to Residential Use, subject to obtaining the necessary consents.

Note 2: Floor Plans are available from the Auctioneers.

Vacant Shop and Offices with potential for Residential Development

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

Joint Auctioneers

Day and Bell Surveyors
Tel: 020 8445 3611 Ref: Alex Jackson
Email: alex.jackson@dayandbell.co.uk

Vendor's Solicitors

Greene & Greene Solicitors
Tel: 01284 762 211 Ref: Julia Cardy
Email: juliacardy@greene-greene.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

