

PRIME CLASS E
OPPORTUNITY

STROUD

59 HIGH STREET

SUBJECT TO VACANT POSSESSION**Description**

Stroud is an historic market town in the Cotswold region of southwest England, known for its creative community and steep valleys.

The premises occupy a prime trading location on Stroud's High Street. The unit is adjacent to **Superdrug** with other nearby occupiers including **Costa Coffee**, **Boots the Chemist**, **Greggs** and **Mountain Warehouse**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over, ground and first floor comprising the following areas:

| | | |
|--------------|----------------------|-----------------------|
| Ground Floor | 1,595 sq. ft. | (148.18 sq. m) |
| First Floor | 420 sq. ft. | (39.02 sq. m) |
| Total | 2,015 sq. ft. | (187.20 sq. m) |

Lease

The premises are available by way of a new lease for a term of years to be agreed.

Rent

£35,000

per annum exclusive.

*Subject to Contract
and Vacant Possession*

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

| | |
|-----------------------|---------|
| Rateable Value | £28,000 |
| UBR (26/27) | 0.38p |

All parties are advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through joint agents, **Green & Partners**, contacting:

Alex Murray **07498 269 560**
alex.murray@greenpartners.co.uk

Frankie Souto **07497 390998**
frankie.souto@greenpartners.co.uk

Or, **Hawkins Watton**, contacting:

John Hawkins **07596 7642**
john@hawkinswatton.co.uk

