



UNIT 1 FROMESIDE INDUSTRIAL ESTATE
STROUD
GLOS GL53JX

FOR SALE



- ◆ PURPOSE BUILT TRADE COUNTER
- ◆ APPROXIMATELY 3100 SQ FT ON TWO FLOORS
- ◆ INITIAL INCOME £12,000 p.a.
- ◆ COULD BE DIVIDED, SUBJECT TO PLANNING

FREEHOLD: £300,000 SUBJECT TO CONTRACT

VIEWING - Strictly by appointment with Andrew Watton Property Consultants

COM/4388DATE: 08.06.2015

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THE SITUATIONThe premises are situated just off Doctor Newton's Way being between Travis Perkins and Grahams, with John Stayte being the immediate neighbour.

Fromeside has a wide selection of trade counters. The area benefits from passing trade to the A419 plus being very convenient to the town centre.

THE PREMISESThe property was designed as two individual units but have been used as a single property with the trade counter to one side and stores to the other. A spacious mezzanine floor covering most of the footprint of the building has been installed. The property is steel framed with brick and profile steel cladding.

THE ACCOMMODATION comprises (all dimensions are approximate):

<u>On the Ground Floor</u>		<u>Area</u>
Showroom	44'5" x 19'0" with cloakroom/WC having wall Mounted wash hand basin and Santon electric Water heater	844 sqft
Warehouse	45'0" x 19'10" with cloakroom/WC having wall Mounted wash hand basin and Santon electric water heater	<u>891</u> sqft 1735
<u>On the First Floor</u>	(mezzanine level over the ground floor)	Total space 1396sqft
Office 1	11'0" x 12'0" max	
Office 2	18'6" x 11'0" max	
Storage space	to remaining mezzanine floor being on two levels	
	Total	3131 sqft

SERVICESAll mains services are understood to be connected.

OUTSIDEParking directly in front of the premises with access to showroom and warehouse.

OUTGOINGSThe Rateable Value in 2015/2016 is believed to be £12,250 with Business Rates being payable in this period of £5880 before any business relief given if applicable.

TENUREThe property is Freehold with access over a private road subject to a maintenance agreement.

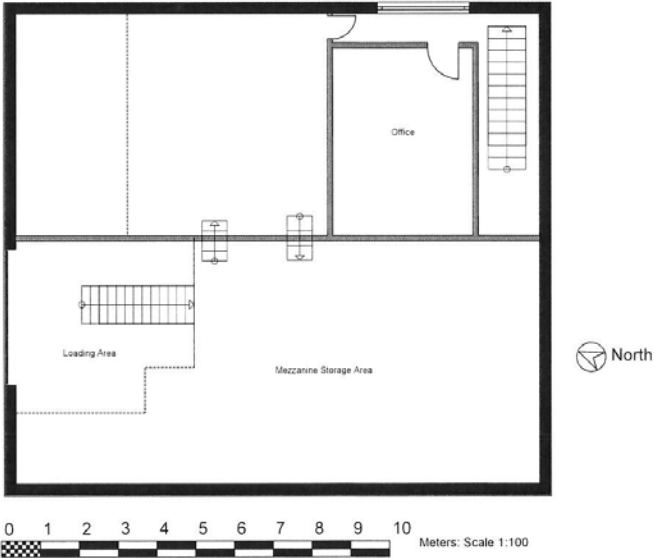
TENANCY The premises are being sold with the benefit of a new Lease which will be granted coincidental with the sale. The Vendor will confirm a sale and Leaseback transaction with a short term Lease of five years having a commencing rental of £12,000 p.a.

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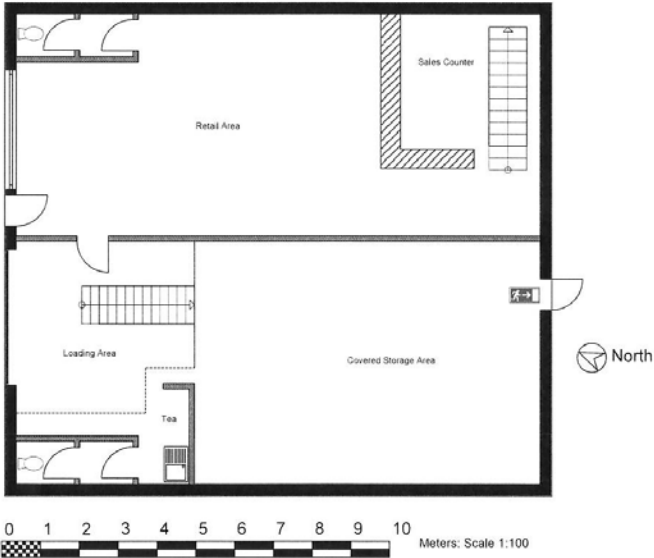
FIRST FLOOR

Severn Electrical Wholesale Ltd, Fromside Industrial Estate, Wallbridge, Stroud, GL5 3JX



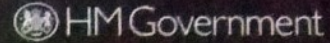
GROUND FLOOR

Severn Electrical Wholesale Ltd, Fromside Industrial Estate, Wallbridge, Stroud, GL5 3JX



Energy Performance Certificate

Non-Domestic Building



Severn Electrical Wholesale Ltd
Fromeside Industrial Estate
Wallbridge
STROUD
GL5 3JX

Certificate Reference Number:
9363-3076-0355-0300-1891

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 102

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 303
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 100.97

Benchmarks

Buildings similar to this one could have ratings as follows:

35 → If newly built

102 → If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.