

47 HIGH STREET  
STROUD  
GLOS GLS 1AN

**For SALE**



- + STONE BUILT RETAIL PREMISES
- APPROX 480 FT SQ PLUS STORAGE OVER
- HIGH STREET LOCATION
- + SCOPE FOR RESIDENTIAL ABOVE

GUIDE PRICE: £195,000 Subject to Contract

VIEWING- Strictly by appointment with Andrew Watton Property Consultants

COM/0378 DATE: 13.02.2015

**THE SITUATION** The property is situated in the busy upper High Street which is pedestrianized. Occupiers close by are mainly local traders but with nationals such as Greggs, Costa Coffee and Boots as well.

**THE PROPERTY** is built of Cotswold Stone under a pitched roof and is arranged on ground and two upper floors. The upper floors provide staff accommodation and facilities, as well as storage but could be turned into residential accommodation with planning consent.

THE ACCOMMODATION comprises (all dimensions are approximate):

**On the Ground Floor**

Retail Area		480 sq ft
Gross frontage	17'9"	
Nett frontage	15'1,	
Shop depth	38'5"	

**On the First Floor**

Offices/Stores	18'6" x 9'6" plus 6'3" x 9'0"	230 sq ft
Kitchenette		
Cloakroom/WC		

**On the Second Floor**

Stores	16'4" x 11'0" plus 10'0" x 6'0" Between purlins	230 sq ft
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**SERVICES** All mains services are believed to be connected or available.

**GUIDE PRICE** 200,000 Subject to Contract

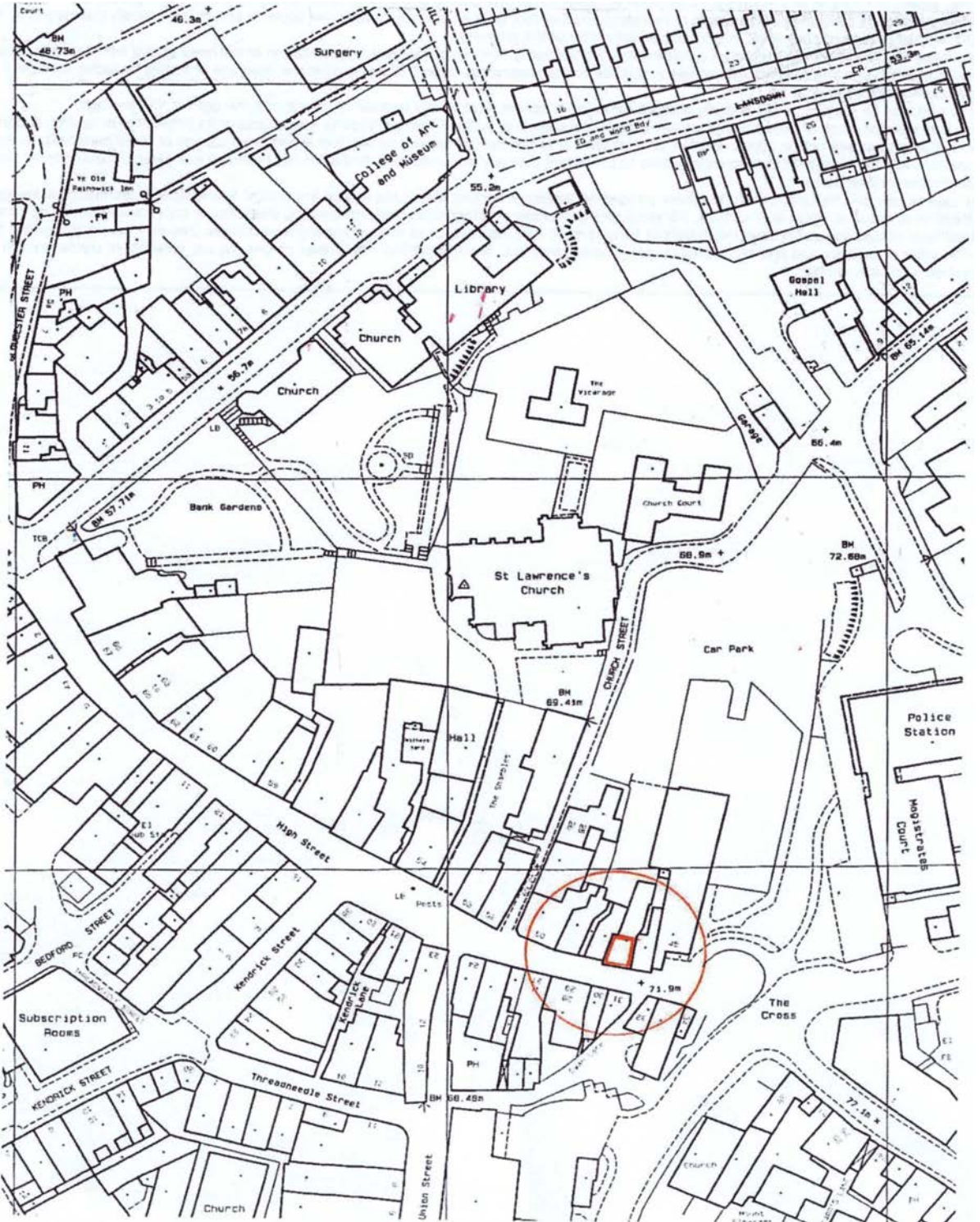
**OUTGOINGS** The Rateable Value in 2014/2015 is believed to be £8400 with Business Rates being payable in this period of £3956.40 before any business relief given if applicable.

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# LOCATION PLAN



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