

Retail

For Sale

10 John Street Stroud



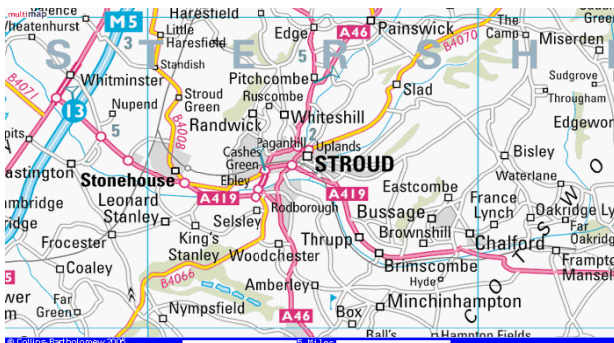
Retail/Development Opportunity

Size 3,089 sq ft (287 m²)

Location

Stroud is the third largest centre in Gloucestershire with a demographic catchment of 105,000. The town benefits from good road and rail access.

The building is located on John Street just off London Road. It is adjacent to Cornhill shopping centre which has occupiers such as Iceland, The Car Phone Warehouse and Adams Childrenswear.



Description

The property is constructed of brick walls beneath a pitched slate roof. The ground floor retail premises has large window frontage and w.c facilities. A separate access to the first and second floors leads to multiple sized rooms which are suitable for offices or residential conversion.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and the approximate net internal floor areas are as follows:-

Ground floor	1,293 sq ft	(120 m ²)
First floor	1,386 sq ft	(129 m ²)
Second floor	410 sq ft	(38 m ²)
Total	3,089 sq ft	(287 m²)

Services

We are advised that all mains electricity, water drainage and gas are connected to the premises.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

Tenure

The property is available on a freehold basis.

Price

Offers in the region of £350,000.

Planning

We understand the property benefits from a planning consent for the erection of four flats above the retained ground floor retail unit.

Rateable Value

Interested parties should make their own enquiries with the Local Billing Authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

Legal Costs

Each party to bear their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Viewing Arrangements

Alder King Property Consultants
Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA

FAO: John Hawkins and Emma Smith
Tel: 01452 623290
Fax: 01452 623291
Email: jhawkins@alderking.com
esmith@alderking.com

RICS Code of Practice for Commercial Leases

Please see <http://www.alderking.com/services/agency>.

Asbestos Regulations

Under the Control of Asbestos Regulations 2006 (CAR 2006) the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Alder King's expertise and accordingly:-

- (1) Alder King makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Alder King strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

SUBJECT TO CONTRACT

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Ordnance Survey

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