





# 7-8 Gloucester Street, Stroud

**Mixed-use investment in Stroud town centre with 2 self-contained retail units with 4 studio flats above.**

## Location

The property is located within Stroud town centre in an established trading area. The premises are approximately 0.1 miles from Stroud Railway Station. The town is well placed, being 10 miles south of Gloucester, 12 miles west of Cirencester and 30 miles north of Bristol and road communications via the National Motorway network are provided by Junction 13 of the M5 (4 miles) and to the M4 via either the A46 or via Cirencester and the A419 road to Swindon.

## Description

The property comprises 2 three storey mid-terrace buildings of brick construction under a pitched tiled roof. The accommodation has 2 retail units on the ground floor with 4 one-bedroom flats on the upper floors.

The retail units have fully glazed frontages and the accommodation include the main retail area and staff facilities.

## Accommodation Schedule

No.	Area (m2)	Area (ft2)	Rent (per annum)	EPC	Rates/ Council Tax
7	39.8	428	£6,120	D-100	£4,700
7a	24	258	£6,300	D-64	Band A
7b	24	258	£6,300	C-70	Band A
8	42.7	460	£6,120	B-50	£5,200
8a	31	334	£6,300	D-65	Band A
8b	38	409	£6,300	C-70	Band A
	<b>199.5 m2</b>	<b>2,147 ft2</b>	<b>£37,440</b>		

The flats are accessed from a single staircase directly off Gloucester Street and each one has a kitchen/living/dining area, bedroom and shower room.

## Terms

We are instructed to seek offers in the region of £375,000 for the freehold interest in the property, subject to the tenancies outlined above.

A purchase at this level would reflect a gross yield of approximately 10% or net initial yield of 9.62% after purchaser's costs of 3.7 %.

## Tenancies

Further details available upon request.

## Planning

Classes E and C3 of the Uses Classes Order 1987.

## VAT

The property is not elected for VAT purposes.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.








# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts

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