





3-7 Rowcroft, Stroud

Attractive Period properties located in the town centre with generous parking to the rear. Potential for a variety of uses, subject to the necessary consents being obtained.

Location

Stroud is a busy Cotswold market town with a population of approximately 38,000 and a catchment area of about 105,000, which lies on the A46 Cheltenham to Bath Road. The town is approximately 10 miles south of Gloucester, 12 miles west of Cirencester and 30 miles north of Bristol. Road communications to the national motorway network are provided at Junction 13 of the M5 approximately 4 miles to the west of the town, and to the M4 via either the A46 or via Cirencester and the newly upgraded A419 road to Swindon. The mainline railway station is a short distance from the town centre, with journeys to London Paddington taking approximately 1½ hours.



The property is situated fronting Rowcroft one of the main town centre streets which crosses under the railway line a short distance from the property and connects with the A419 and A46. Rear access to the property is via the A46 at Merrywalks.

Description

The property comprises Five adjoining Grade II Listed terraced properties built in the Georgian period of stone construction and resting under pitched slate covered roofs.

The four-storey properties are situated on a sloping site, and the lower ground floor

comprises cellars to the front and lower ground floor rooms with windows to the rear. The property has been extended by way of a number of two storey extensions towards the rear of various forms of construction generally brick, with pitched or flat felt covered roofs.

The properties are fully interconnected on all floors and comprise cellular professional type offices on ground, first and second floors, with storage, toilets and staff accommodation on the basement/lower ground floor.

Internally the properties have generally plastered painted walls and ceilings, single glazed timber framed sash windows and carpeted floors.

Parking

There is a car park to the rear of the buildings with space to accommodate approximately 20 cars. This is accessed off the A46 via a private drive which is shared with the adjacent properties.

Planning

Offices which fall within Class E (previously B1) of the Use Classes Order 1987. The property is Grade II Listed and lies within a Conservation Area.





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Accommodation

(Approximate net internal floor areas)

Lower Ground Floor

Stores, offices, kitchen
and staff room

263.5 m² (2,836 ft²)

Ground Floor

Reception, meeting rooms,
Offices, toilets

280.4 m² (3,018 ft²)

First Floor

Offices

212.7 m² (2,290 ft²)

Second Floor

Offices, stores and kitchen
Toilets

183.1 m² (1,971 ft²)

TOTAL 939.7 m² (10,115 ft²)

The total site area extends to approximately 0.125 hectares (0.309 acres).

Rates

The Rateable Value appearing on the Valuation Office website is £57,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.





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Terms

The property is offered freehold with vacant possession.

The buildings are currently occupied by WSP Solicitors at a rent of £88,000 per annum but they will vacate before completion. Further information is available upon request.

Price

£1,200,000.

VAT

The property is not elected for VAT and therefore it will not be applicable on the purchase price.

EPC

An EPC is being prepared.

Legal Costs

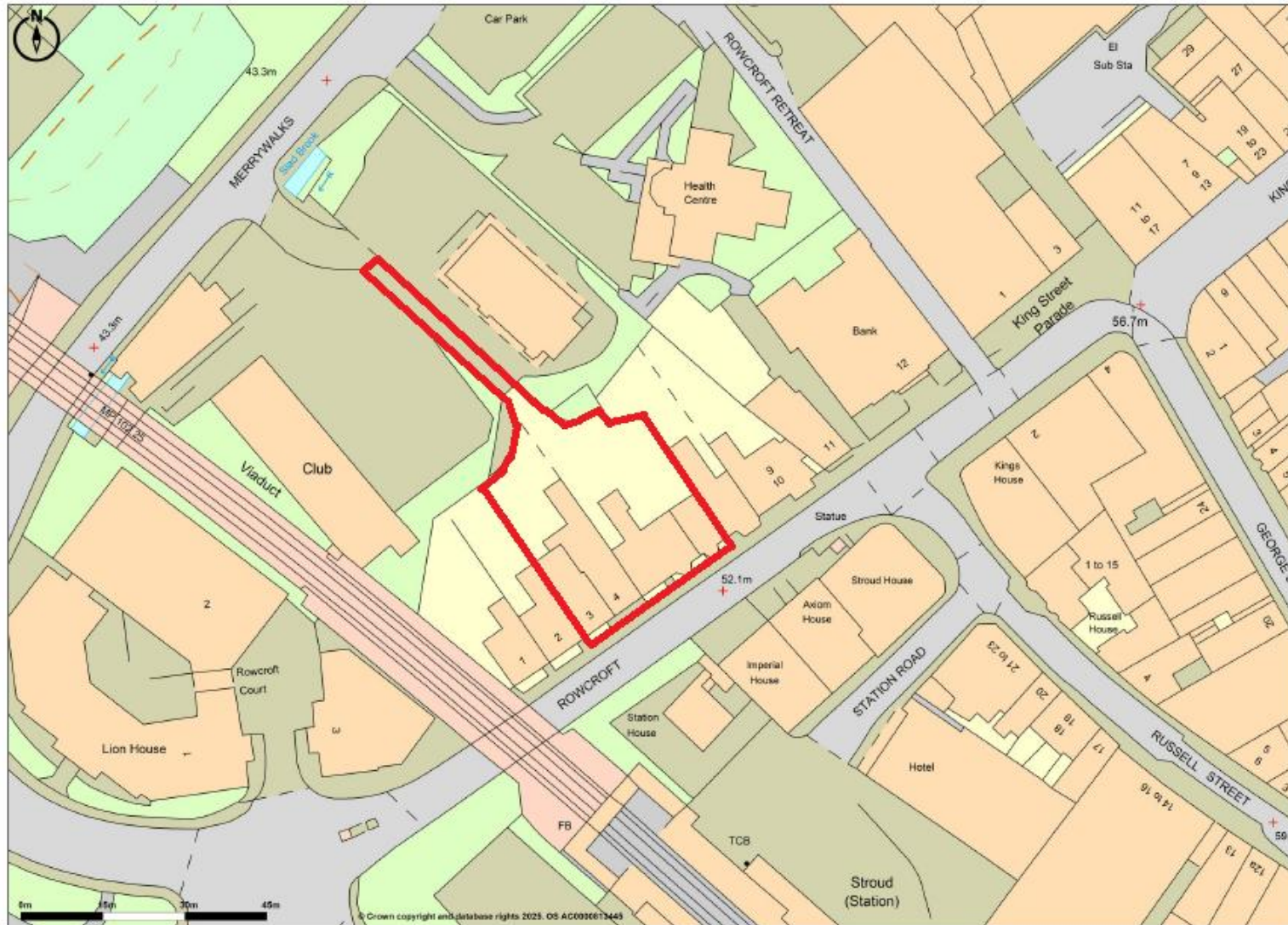
Each party to bear their own legal costs incurred in the transaction.





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Site plan –
for identification
purposes only



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Request a viewing


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

Key contacts



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