





# Units 6-7 Witheys Yard, 55 High Street

**Rare opportunity to acquire a commercial unit in Witheys Yard, just off the High Street in Stroud town centre. Potential for a variety of uses.**

## Location

The property is located in Witheys Yard, a courtyard which is accessed via a pedestrian alleyway from the High Street in the town centre. Stroud lies approximately 14 miles southeast of Cheltenham and 10 miles south of Gloucester, with access to the Motorway Network provided via Junction 13 of the M5 Motorway.

Witheys Yard is occupied by independent businesses and multiple occupiers in the vicinity include Boots, Vodafone, Greggs, and Costa Coffee.

## Description

Unit 6/7 is a single storey mid-terrace building of brick construction under a mono-pitched tiled roof. It has wooden frame windows and 2 pedestrian entrance doors from the front elevation.



The accommodation comprises the main retail area with painted plastered walls and ceilings with spotlights and laminate flooring. A storeroom and WC facilities are provided. There is an enclosed communal courtyard to the front of the property which has a brick paviour surface.

The property has an EPC Rating of C-59.

## Accommodation

(Approximate net internal area)

Retail	35.67 m2	(384 ft2)
Store	9.83 m2	(106 ft2)
WC		
<b>Total</b>	<b>45.50 m2</b>	<b>(490 ft2)</b>

## Rating

The Rateable Value appearing on the Valuation Office Agency website is £6,400. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

It has been used for retail within Class E (previously Class A1) of the Uses Classes Order 1987 but may suit alternative uses subject to the necessary consent being obtained. The property is Grade II Listed and situated in a Conservation Area.

## Terms

The property is available to purchase by way of a long leasehold interest (999 years) with vacant possession. A service charge is levied.

**Price - £110,000.**

## 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



**Simon McKeag BSc (Hons) MRICS**

 [simon@ashproperty.co.uk](mailto:simon@ashproperty.co.uk)

 07737 691453



**Harry Pontifex BSc (Hons) MRICS**

 [harry@ashproperty.co.uk](mailto:harry@ashproperty.co.uk)

 07917 886176

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084  
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

**ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:**

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

### **Code of Practice for Commercial Leases in England and Wales**

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

### **Money Laundering Regulations 2017**

As part of our obligations under the UK Money Laundering Regulations, ASH Chartered Surveyors requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### **Misrepresentation Act 1967**

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### **Control of Asbestos Regulations 2012 (CAR 2012)**

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

