

**Millbrook House, George Street, Nailsworth,
Stroud, GL6 0AG.**

 Retail/Residential

 Stroud Valleys

 For Sale

 406.73 m2 (4,378 ft2)





Millbrook House, Nailsworth

Fully let retail and residential investment in the heart of the town, offering asset-management opportunities.

Location

Nailsworth is a town located at the confluence of the Avening Valley and Woodchester Valley within the southern Cotswolds with a population of some 5,800 (Census 2011), approximately 4 miles south of Stroud (via the A46 trunk road), 13 miles west of Cirencester, 13½ south of Gloucester, 18 miles south of Cheltenham, 8 miles east of Dursley and 28 miles northeast of Bristol.

Motorway access is available at Junction 13 of the M5 motorway, 8 miles to the northwest, whilst Junction 18 of the M4 motorway is approximately 15 miles to the south.

The property is situated within the centre of Nailsworth, within a mixed retail and residential area. On street and public car parking is available within the vicinity.

Description

The property is a Grade II listed, double fronted building dating from the early 19th century, constructed in Cotswold stone beneath pitched tiled roofs. Originally built as a single dwelling, it was converted approximately 35 years ago to provide two self contained retail units at the front of the ground floor, with a single flat to the rear and six additional flats and studio apartments on the upper floors, all accessed from the rear.

Each of the flats and studio apartments is fully self contained, with appropriate kitchen and bathroom or shower facilities.

In general, the property has painted plastered ceilings and walls, wooden, vinyl or carpeted floors and electric wall mounted heaters.

There are storage buildings to the rear of the property, along with landscaped and hard standing areas and a pathway leads across the adjacent garden to two allocated parking spaces.

Accommodation

See Tenancy Schedule.

EPC

EPCs are being prepared.

Planning

The property has been used for general retail and residential within Classes E and C3 of the Use Classes Order 1987.

Terms

The property is offered freehold subject to the occupational tenancies in place.

Price

£785,000.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, ASH will require a purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

VAT

The property is not elected for VAT.

Legal Costs

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





Tenancy Schedule

Property		Area		Description	Rent (per month)	Tenancy	Rateable Value/ Council Tax Band
Ground	Retail Unit	34.84 m2	375 ft2	Florist	£800	7 years from September 2022.	£8,900
	Retail Unit	37.35 m2	402 ft2	Tattooist	£666.67 (£791.67 from 07/28)	7 years from July 2025.	£8,500
					£17,600 per annum (£19,100 from 07/28)		
	Flat 1	37.00 m2	398 ft2	1 bedroom flat	£450	AST	A
	Flat 7	32.84 m2	353 ft2	Studio flat	£350	AST	A
First Floor	Flat 2	48.20 m2	519 ft2	1 bedroom flat	£620	AST	A
	Flat 3	51.84 m2	559 ft2	1 bedroom flat	£470	AST	A
	Flat 4	50.34 m2	542 ft2	1 bedroom flat	£550	AST	A
Second Floor	Flat 5	30.16 m2	325 ft2	Studio flat	£230	AST	A
	Flat 6	84.16 m2	906 ft2	2-bedroom flat	£600	AST	A
				TOTAL	£39,240 per annum		





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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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Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967

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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.

