





48 Stroud Road, Gloucester

Opportunity to buy a mixed-use property comprising an office/retail unit on the ground floor and 3-bedroom flat above.

Location

The property is situated fronting the south side of Stroud Road at its junction with Seymour Road and approximately ¼ mile east from its junction with the Bristol Road, one mile south from the City centre.

This part of Stroud Road is a predominantly residential area with the property located within walking distance of the main Stroud Road shopping parade, the local doctors, health centre, pharmacy and St Lukes Church.

Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

Description

The property comprises an end terrace, three storey building of brick construction beneath a pitched tiled roof. The accommodation provides a ground floor retail unit with a self contained three-bedroom flat arranged over the first and second floors. The property has uPVC double glazed windows throughout.

The shop benefits from a fully glazed frontage together with extensive glazing to the side elevation, offering excellent natural light and display potential. Access is taken from the principal entrance fronting Stroud Road, with an additional secondary entrance from Seymour Road.

There is parking to the front and side of the building.

Accommodation

(Approximate net internal area)

Ground Floor

Retail area	44.22 m ²	476 ft ²
Office	12.73 m ²	137 ft ²
Total	56.95 m²	613 ft²

First & Second Floors 96.00 m² 1,033 ft²

Rates

The Rateable Value listed on the Valuation Office Agency website for the shop is £8,100 and the flat is listed within Band B for Council Tax purposes.

Planning

Within Classes E and C3 of the Use Classes Order 1987.

Terms

The property is available freehold subject to the occupational tenancy in place for the flat.

Price

£325,000.

EPC

The commercial unit has an EPC Rating of E-120 and the flat has a Rating of E-47.

VAT

The property is not elected for VAT purposes

Legal Costs

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





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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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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.

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