

# FOR LET

## 3 STOREY RETAIL UNIT

1,035 sq ft (96.18 sq m)



**10A RUSSELL STREET, STROUD, GL5 3AB**

**Prominent Location | Excellent Retail Position | New Lease Available | Flexible Accommodation**



## DESCRIPTION

A well located 3 storey period terraced commercial property positioned on Russell Street. Suitable for a range of uses.

The main features comprise:

- Glazed shop front and entrance door
- Ground floor – Open plan retail and additional ancillary accommodation
- First floor – 3 office suites, WC and Kitchenette
- Second floor – Storage with the opportunity to refurbish for additional retail/office accommodation

## LOCATION

The property is situated in the heart of the popular market town of Stroud. It is located in close proximity to the site of the award winning Farmers Market and Five Valleys Shopping Centre. It benefits from a high level of footfall passing through the town.

There is good access to Cheltenham, Gloucester and Bristol and is well served by both the A419 and A46 leading to the M5 and M4 motorways. The town also benefits from a main line railway connection to London Paddington with the station just a short walk from the property.

## SCHEDULE OF FLOOR AREAS

The property has the following approximate floor areas measured on a Net Internal Area basis (NIA).

Area	Sq Ft	Sq M
Ground Floor	526	48.89
1st Floor	509	47.29
2nd Floor	559	51.96
<b>Total</b>	<b>1,594</b>	<b>148.14</b>



## KEY INFORMATION

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### SERVICES

Mains water, drainage, gas and electricity is connected to the site.

**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**

### BUSINESS RATING

The 2023 Rating list shows the property is described as "Shop and Premises" with a rateable value of £7,400.

### QUOTING TERMS

The property is available by way of a new lease on a Full Repairing and Insuring basis for a negotiable term of years.

### QUOTING RENTAL

£12,950 per annum

### LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

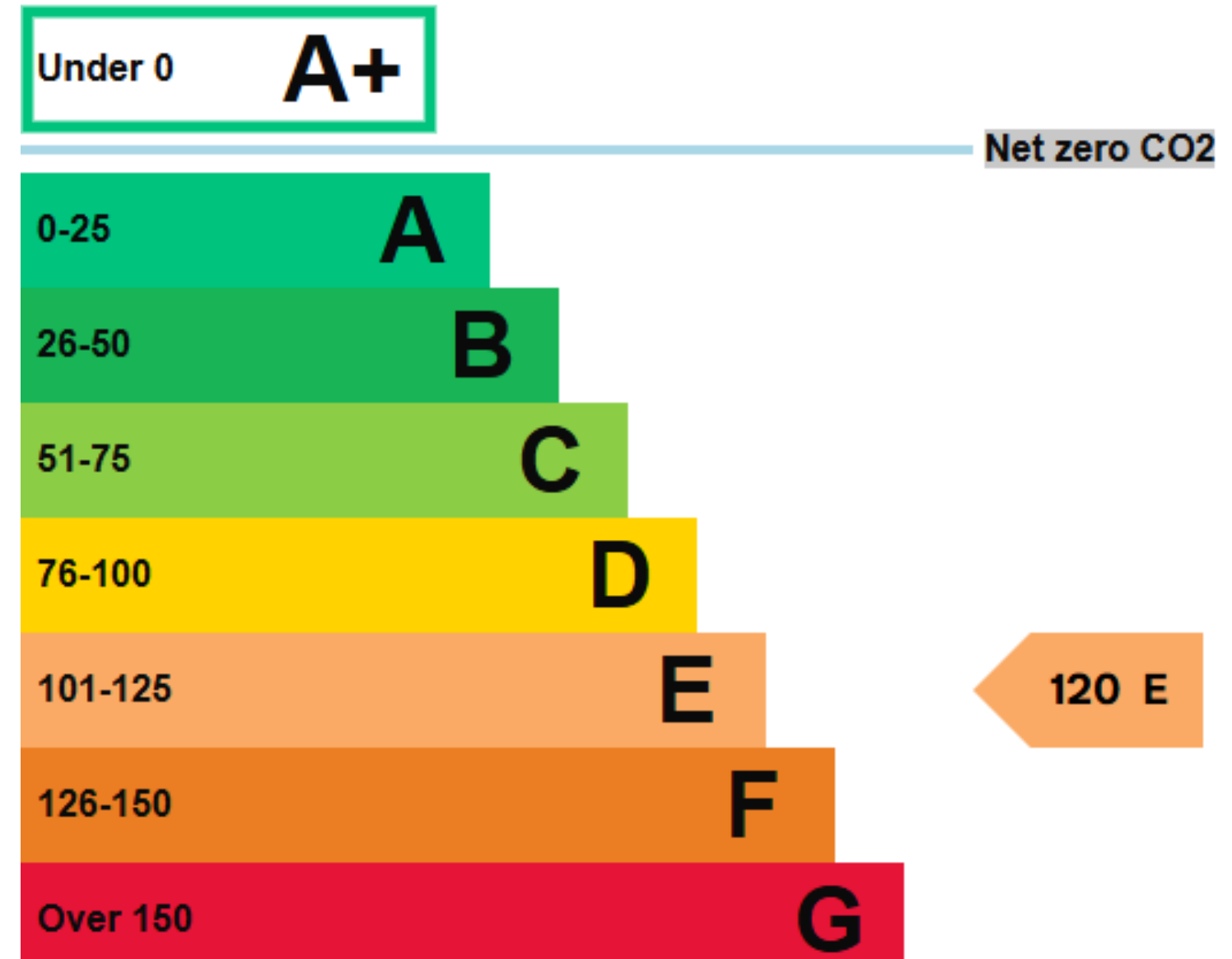
# KEY INFORMATION

EPC

The property has an EPC rating of E.

## Energy rating and score

This property's energy rating is E.





**Kurt  
Wyman**  
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
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