

## Mixed Retail and Residential Investment - For Sale

14 High Street, Stroud, Gloucestershire, GL5 1AZ

# Merrifields



Size: 2,999 Sq Ft

Retail shop let to established restaurant tenant

Shop has storage and car parking to rear

Flats are vacant and in need of renovation

Available on a freehold basis part let part vacant

Potential to improve & redevelop



01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

Merrifields Chartered Surveyors  
63 Churchgate Street  
Bury St Edmunds, IP33 1RH



## Description

The property is located within the main pedestrian High Street next to Holland & Barrett in Stroud town centre an established trading area. The retail space comprises a ground floor open plan restaurant with kitchen and WC. At the rear there is a covered yard and 2-storey storage building with loading area/car parking for 2 tandem cars to the rear which is accessed from Threadneedle Street. Mains electricity and water utilities are connected to the property. The flats are accessed independently from the High Street and independently serviced. The flats are in need of modernisation and some renovation.

The property is approximately 0.1 miles from Stroud Railway Station. Stroud is well placed, being 10 miles south of Gloucester, 12 miles west of Cirencester and 30 miles north of Bristol and road communications via the National Motorway network are provided by Junction 13 of the M5 (4 miles) and to the M4 via either the A46 or via Cirencester and the newly upgraded A419 road to Swindon.

## Accommodation

The property has been measured to produce the following approximate NIA(s):

Ground Floor Retail Area & Kitchen	107.67 Sq M	1,159 Sq Ft
Ground Floor Storage	26.66 Sq M	287 Sq Ft
First Floor Storage	27.13 Sq M	292 Sq Ft
Flat 1	68.19 Sq M	734 Sq Ft
Flat 2	48.96 Sq M	527 Sq Ft
Total	278.61 Sq M	2,999 Sq Ft





### Availability

The property is available on a freehold basis subject to the tenant on the ground floor and vacant possession of the flats above.

### Investment Summary

The ground floor is let to Tampopo Ramen Ltd at a passing rent of £22,000 per annum on a lease expiring on 20th December 2028.

The 2 flats are vacant.

### Price

Offers invited in the region of £340,000

### VAT

The premises are not opted for VAT.

### Business Rates & Council Tax

The Rateable Value of the retail element is £18,000 from April 2026. Both Flat 1 and Flat 2 are banded separately as Council Tax Band A (£1,659.09)

### Costs

Each party will bear their own legal costs but the purchaser will pay any abortive costs incurred by the landlord.

### Use & Planning

The ground floor has an establish consent withing Use Class E and is currently used as a restaurant. The flats are with Use class C3. The property is not listed. The property is within a conservation area.

### EPC

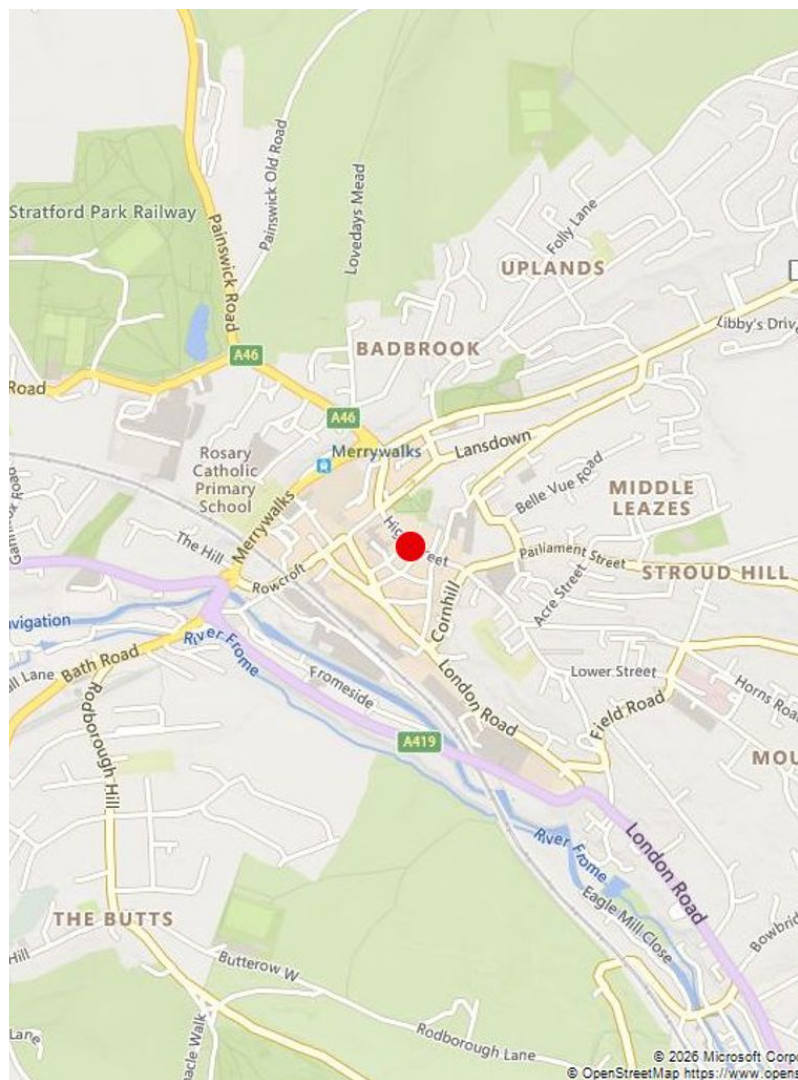
Retail Unit - C (52) Flat 1 - C (73) Flat 2 - D (61)



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## Viewing & Further Information

**Anaya John-Baptiste**

01284 700700

[anaya@merrifields.co.uk](mailto:anaya@merrifields.co.uk)

**Jack Hastings**

01284 700700

[jack@merrifields.co.uk](mailto:jack@merrifields.co.uk)

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