

**Lot 5, 7/8 High Street, Stroud,  
Gloucestershire GL5 1AU**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Retail Investment

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## Property Information

### Freehold Retail Investment

- Let to Restaurant trading as Brody's Bistro
- 5 year lease from 20/08/2021 (no breaks)
- Town Centre location on pedestrianised High Street
- Close to Five Valleys Shopping Centre and other retailers such as Clarks, Superdrug, Boots Opticians, Savers Health & Beauty, Subway and WH Smith.

#### Lot

5

#### Auction

22nd September 2022

#### Rent

£15,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

9 miles south of Gloucester, 32 miles north-east of Bristol

#### Roads

A417, A419, M5 (Junction 13)

#### Rail

Stroud Railway Station

#### Air

Bristol Airport

### Situation

The property is situated on the pedestrianised High Street very close to Stroud Railway Station. Five Valleys Shopping Centre is closeby and other retailers such as Clarks, Superdrug, Savers Health & Beauty, Boots Opticians, Subway and WH Smith.

### Tenure

Freehold.

### Description

The property comprises an attractive Bistro arranged over the ground and first floors.

### VAT

VAT is applicable to this lot.

### Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Completion Period

6 week completion.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	184.50 59.30	(1,986) (638)	NOVA'S ICECREAM PARLOUR LTD (t/a Brody's Bistro)	5 years from 20/08/2021 on a full repairing and insuring lease	£15,000
<b>Total</b>		<b>243.80</b>	<b>(2,624)</b>			<b>£15,000</b>

(1) Areas provided by VOA ([www.voa.gov.uk](http://www.voa.gov.uk))

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## Contacts

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