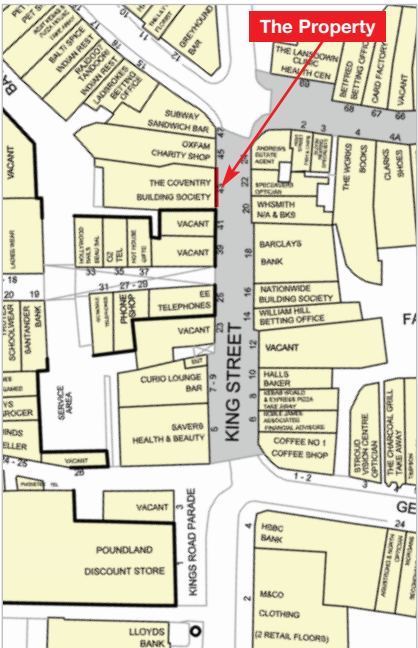


Stroud
43 King Street
Gloucestershire
GL5 3DA

- **Freehold Bank Investment with Planning for Two Flats**
- Ground floor and basement let to Coventry Building Society until 2023
- Vacant possession of 127.3 sq m (1,370 sq ft) first to third floors with planning to convert into two flats (1)
- Well located on busy pedestrianised high street
- Rent Review 2018
- No VAT applicable
- Total Current Rents Reserved

£50,000 pa
plus vacant upper
parts with planning
permission⁽¹⁾

SIX WEEK COMPLETION
AVAILABLE



Tenure
Freehold.

Location
The prosperous market town of Stroud has a population of 23,000 and is located in the Cotswolds, some 9 miles south of the cathedral city of Gloucester. The town benefits from good communications, with the M5 Motorway some 5 miles to the west. In addition, Great Western provides regular services to Swindon, Reading and London. The property is situated on the north side of the town's pedestrianised King Street, close to High Street. The property is some 35 metres from the entrance to Merrywalks Centre. Occupiers close by include Specsavers and WH Smith (both opposite), Oxfam (adjacent), Barclays, Nationwide, William Hill, Ladbrokes, Subway, EE, O2, Santander and many others.

Description
The property is arranged on basement, ground, raised ground (rear) and three upper floors to provide a ground floor banking hall with staff accommodation at raised ground floor (rear) and ancillary accommodation to the basement. The upper three floors, with separate access from the front, have planning permission to create two self-contained flats (1).

Planning (1)
The property benefitted from planning consent (Ref: S.15/1471/FUL) to create two self-contained flats. The current planning permission expired 10th August 2018 and has been reapplied for under application 5.18/1805/FUL. All enquiries to www.stroud.gov.uk

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
EPC Rating 107 Band E (Copy available on website).

Viewings
There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 3rd October. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 34 Stroud**.

Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground, First and Basement	Coventry Building Society (1)	Gross Frontage (inc. Entrance)	9.25 m	(30' 4")	15 years from 20.08.2008 FR & I	£50,000 p.a.	Rent Review August 2018
		Net Frontage	6.80 m	(22' 4")			
		Shop Depth	23.95 m	(78' 7")			
		Built Depth	27.30 m	(89' 7")			
		Basement	138.45 sq m	(1,490 sq ft)			
		Ground Floor	193.40 sq m	(2,082 sq ft)			
		Raised Ground Floor	16.30 sq m	(175 sq ft)			
		Total	348.15 sq m	(3,747 sq ft)			
First, Second and Third Floors	Vacant	First Floor	43.2 sq m	(465 sq ft)	—	—	—
		Second Floor	40.9 sq m	(440 sq ft)			
		Third Floor	43.2 sq m	(465 sq ft)			
Total						£50,000 p.a.	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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