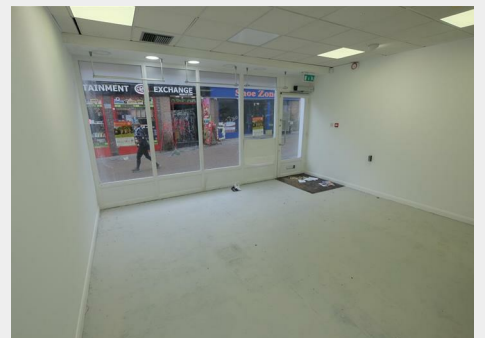
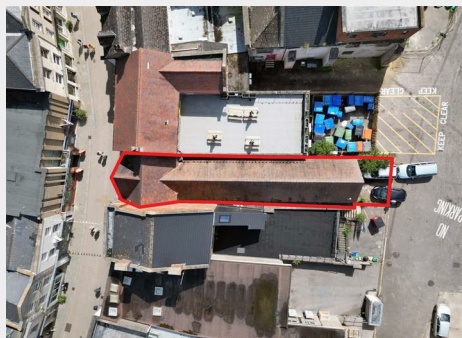


## 6 High Street, Stroud, Gloucester, GL5 1AU

Auction Guide Price +++ £190,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH OCTOBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD VACANT COMMERCIAL UNIT
- 1543 Sq Ft | PARKING TO REAR
- DEVELOPMENT OPPORTUNITY STC
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - OCTOBER LIVE ONLINE AUCTION – A Freehold VACANT COMMERCIAL PREMISES ( 1543 Sq Ft ) with OFF STREET PARKING and SCOPE TO DEVELOP stc.

# 6 High Street, Stroud, Gloucester, GL5 1AU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 6 High Street, Stroud, Gloucester, GL5 1AU

Lot Number 57

The Live Online Auction is on Wednesday 16th October 2024 @ 17:30  
Registration Deadline is on Monday 14th October 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold mid terraced commercial unit arranged as ground floor retail unit (1543 Sq Ft) with off street parking at the rear.  
Sold with vacant possession.

Tenure - Freehold

EPC - TBC

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

VACANT COMMERCIAL

The property occupies an excellent trading position in the heart of the pedestrianized retail zone and would suit a wide range of potential business's for investment or owner occupier.

### RESIDENTIAL DEVELOPMENT

There may be scope to create residential accommodation on either the potential upper floors or the rear section of the building.  
We understand no planning of this nature has been previously sought.  
Interested parties to make their own investigations

### REDUCED PRICE FOR AUCTION

The property was originally listed with local commercial agents for £295,000 and is now offered with a reduced guide price for sale by auction.

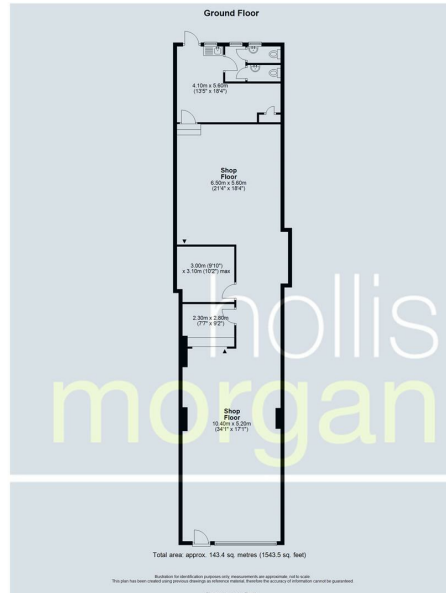
### LOCATION

Stroud sits below the western escarpment of the Cotswold Hills, encircled by five sweeping valleys. Once described as "The Covent Garden of the Cotswolds", Stroud is a thriving market town with a Bohemian feel and many specialist shops, cafes, galleries, markets, a cinema, bookstores, a vibrant farmers' market and a selection of supermarkets, the nearest being Waitrose. Stroud boasts a great variety of independent, state and grammar schools. The nearest motorway junction is 13 on the M5 providing access to Bristol and Cheltenham and beyond. Stroud mainline station offers a regular service to London (Paddington), circa 90 minutes.

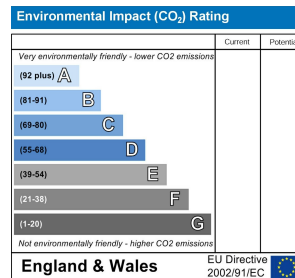
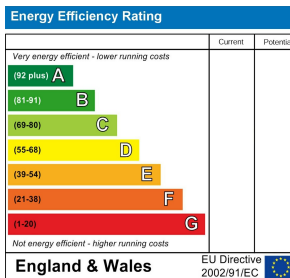
Motorway M5 J13 Stroud - 5 miles, Motorway M4 J15 Swindon - 31 miles, Stroud Railway Station - 0.25 mile, Cirencester, 13 miles, Cheltenham - 14 miles, Bristol Temple Meads - 32 miles.

Distances are approximate.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.