

# FOR SALE

## FREEHOLD INVESTMENT WITH DEVELOPMENT POTENTIAL



 24-32 Kendrick Street, Gloucestershire, Stroud GL5 1AA

Price £660,000



Property Type

COMMERCIAL INVESTMENT



Size

3,513 FT<sup>2</sup>



Tenure

FREEHOLD



Borough

STROUD



Planning Granted

NO



Existing Use

CLASS E

### Tenanted



Yes

### Local Train Stations



Stroud (Glos) (0.1 miles)  
Stonehouse (2.1 miles)  
Cam & Dursley (6.4 miles)

### Local Amenities



Five Valleys Shopping Centre (0.1 miles)  
Vue Cinema (0.2 miles)  
Stratford Park (0.7 miles)

### VAT Applicable



No

### Rateable Value



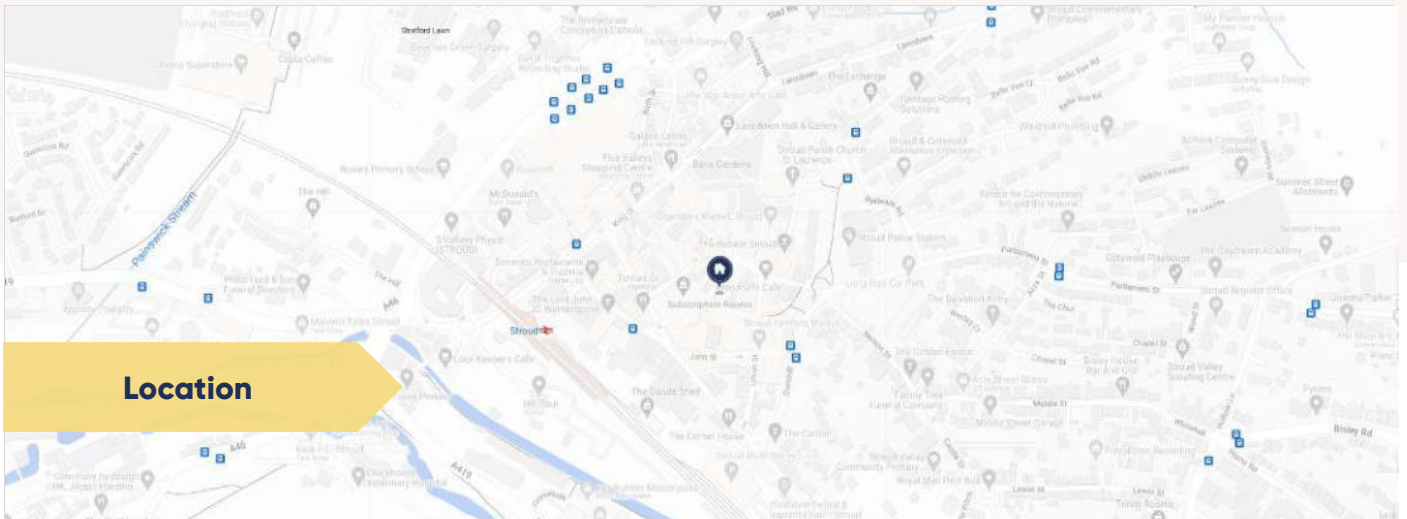
TBC

### EPC



D

### Location



### Additional Information

This property consists of a row of five shops within a period terrace, spanning the basement, ground, and first floors. While all units are located on the ground and basement levels, three of them (numbers 26, 28, and 32) have additional space on the first floor that could potentially be converted into residential units, pending the required consents.

Currently, the property generates an annual income of £62,000 however we believe the estimated rental value (ERV) to be in the excess of £73,000 per annum. It benefits from a convenient location in a semi-pedestrianized street, surrounded by various businesses. The vicinity includes well-known brands like Boots, Greggs, Costa, Superdrug, Holland & Barrett, and Sports Direct, as well as a diverse selection of boutique and local establishments.

There is an option to buy the retail shops individually or the whole parade.



## ACCOMMODATION SCHEDULE

ADDRESS	GROUND FLOOR /FIRST FLOOR (SQFT)	RENT (PER ANNUM)	LEASE TERMS	TENANT
24 Kendrick Street	568	£0	Vacant	Vacant
26 Kendrick Street	1,109	£16,500	5 year lease from 25/03/2022	Trading Post Recordings
28 Kendrick Street	1,654	£17,500	5 year lease from 25/03/2022	Mosaic
30 Kendrick Street	647	£14,000	Let on 10 year lease from 01/11/2021	Nail Bar
32 Kendrick Street	1,132	£14,000	Let on 5 year lease 29/03/2021	The Smart Phones Tradezone Ltd.
<b>TOTAL</b>	<b>5,110</b>	<b>£62,000</b>		

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