alder king
PROPERTY CONSULTANTS

Unit 1
25 George Street
Stroud
Gloucestershire
GL5 3DS

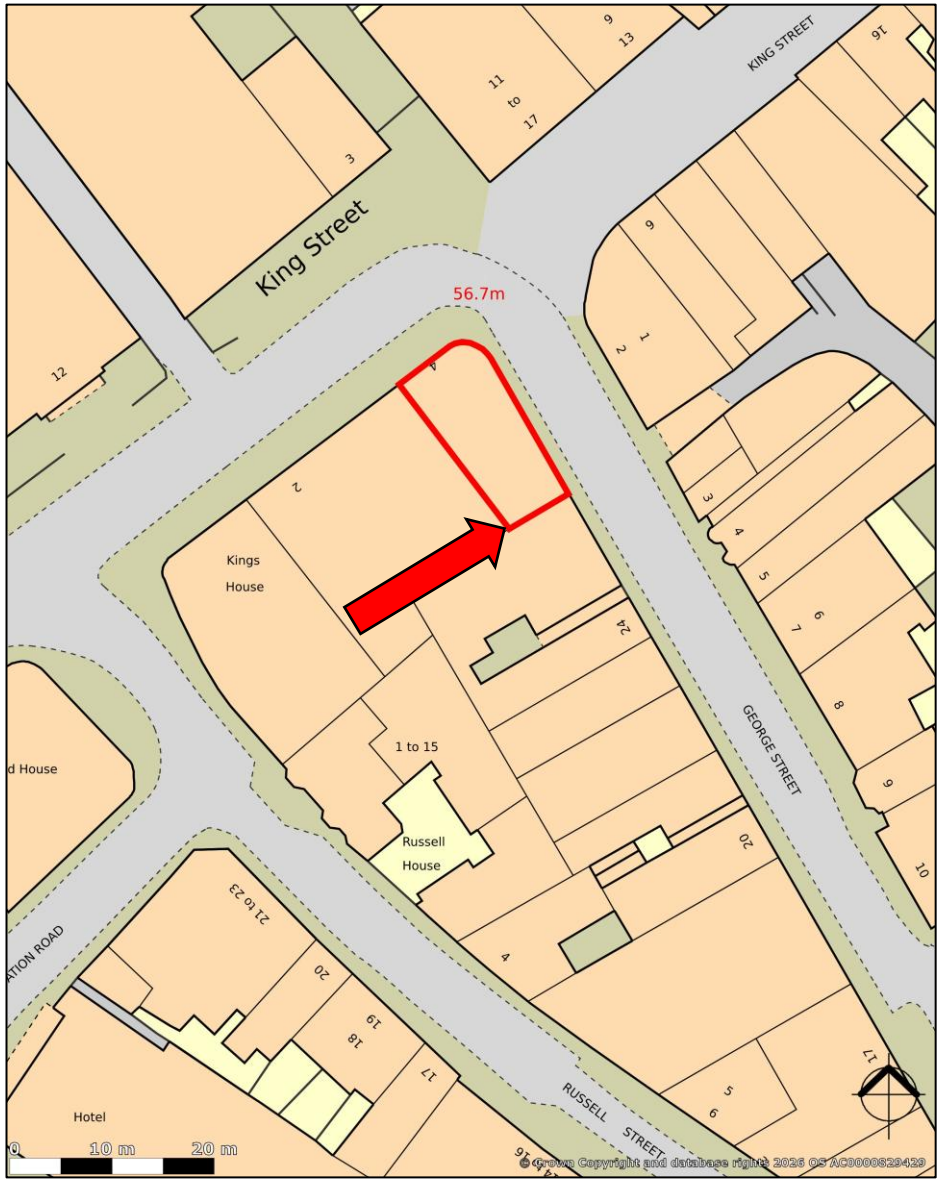
Approximately 1,164 Sq Ft (108.14 Sq M)

- **Self-Contained Ground Commercial Unit**
- **Highly Prominent Corner Position in Town Centre**
- **Converted Former Bank Suitable for Variety of Uses (STP)**
- **New Lease Available for Immediate Occupation**

Location

The property commands a prominent corner position at the junction of George Street and King Street, in the heart of Stroud town centre. It is ideally situated opposite the pedestrianised main retail thoroughfare of King Street and directly facing the entrance to the recently revitalised Five Valleys Shopping Centre. Stroud's bus and railway stations are also within easy walking distance.

The Town of Stroud is approximately 9 miles south of Gloucester, 12 miles west of Cirencester, 13 miles southwest of Cheltenham and 23 miles northwest of Bristol. The Town also benefits from access to the M5 motorway situated approximately 5 miles to the east via Junction 13.



Retail

Offices

Shell specification

Description

The available accommodation comprises a ground floor commercial unit arranged as an impressive double-height, open-plan shell, featuring ornate period detailing, high coffered ceilings and large arched windows that provide excellent natural light, ready for tenant fit-out. The property also benefits from a basement, offering valuable additional storage space.

The property could be suitable for a variety of uses subject to planning. Car parking is available at a number of nearby public car parks.

Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Accommodation

All measurements are approximate Gross Internal Areas

Area	ft²	m²
Ground Floor	1,164	108.14

Rates | EPC | Terms

Business Rates
Interested parties should make their own enquiries to Stroud District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk.

Energy Performance Certificate
An EPC has been commissioned and will be available for inspection.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020

Terms
The property is available on a new lease on terms to be agreed.

Rent
£22,000 per annum exclusive of VAT.

Legal Costs
Each party is to be responsible for their own legal costs.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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Brunswick House
Gloucester Business Park
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Hawkins Watton
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www.hawkinswatton.co.uk

John Hawkins
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john@hawkinswatton.co.uk

AK Ref: GN/SPEC **Date: May 2026** **Subject to Contract**

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Important Notice

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A list of all Members is available at the Registered Office.

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As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source