

Office Building For Sale

The Old Police Station
21 High Street
Stonehouse
Gloucestershire
GL10 2NJ

NIA: 2,631 Sq Ft (244.42 Sq M)
GIA: 3,469 Sq Ft (322.28 Sq M)

- Freehold for Sale with Vacant Possession
- Former Police Station converted to B1 Offices
- High Street Frontage with Private Gated Access
- 0.08 acres external area side & rear (3,800 Sq Ft)
- Approximately 2.5 miles to M5 Motorway (J13)





Location

The property is located along Stonehouse High Street, and is situated in a central position amongst the local shops, services and amenities, which include a Co-op, Post Office, Butchers and a Library to name a few. Access to nearby parks and green spaces are all within a short distance from the property.

The Railway Station is a short walk to the east, allowing for easy commuting with regular connections into London Paddington, Bristol and Cheltenham.

The Town of Stroud is approximately 3 miles to the east along the A419 / Ebley Road, and the City of Gloucester is approximately 10 miles to the north.

The M5 Motorway can be accessed nearby at Junction 13, approximately 2.5 miles to the west, providing connections with Cheltenham and Birmingham in the north, and Dursley, Thornbury and Bristol in the south.

**M5 Motorway
(J13)**



**2.5 miles
west**

Stroud



**3 miles
east**

Gloucester

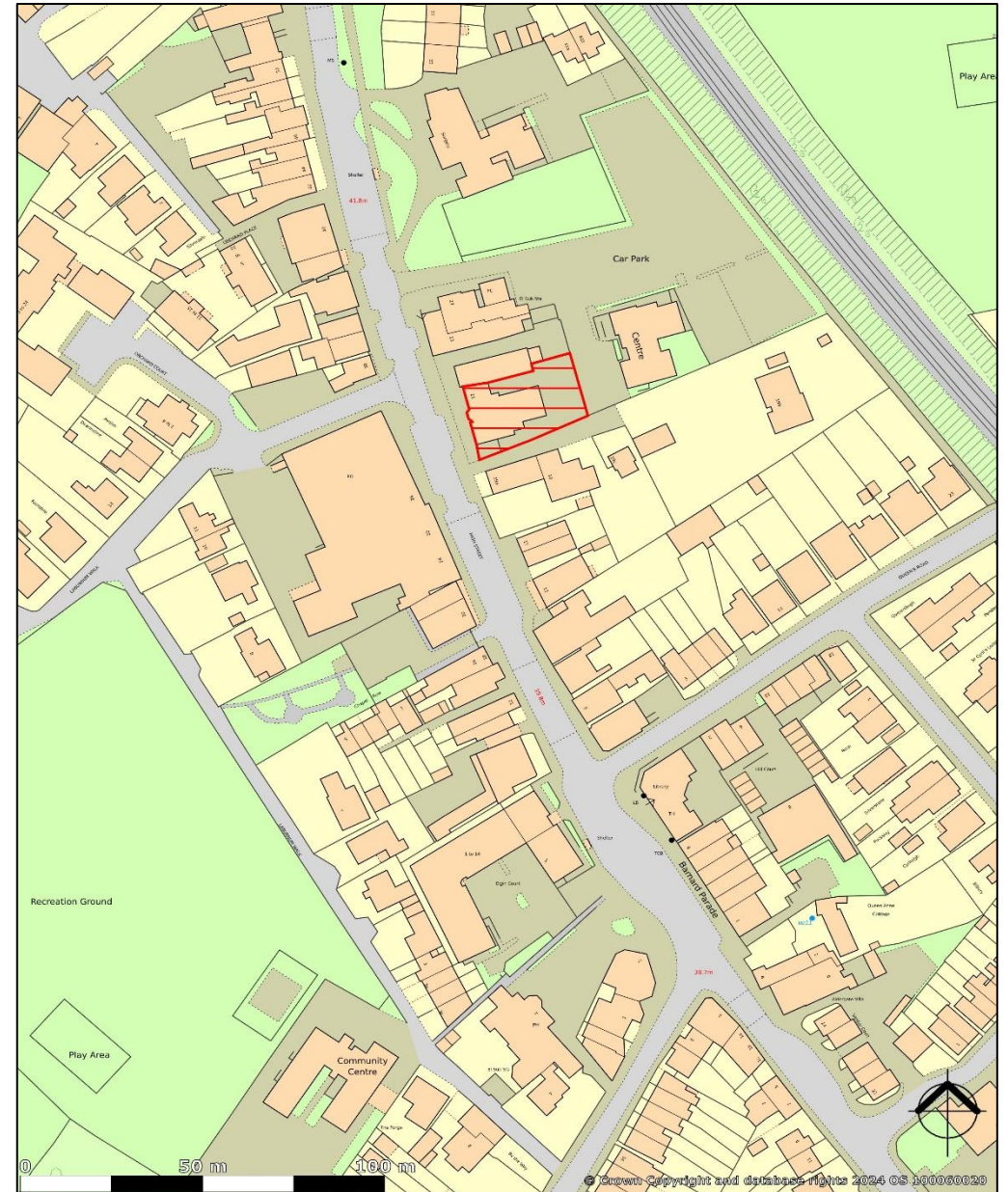


**10 miles
north**

Cheltenham



**17 miles
north**



Description of Accommodation

Description

21 High Street is an impressive building of local significance and is formerly known as the 'Old Police Station', which historically formed part of the Old Magistrates Court (now occupied by World Guitars), built in the circa 1890's.

More recently, the current owner has transformed the property by reconfiguring and refurbishing the space to a high standard, and converting under a commercial B1 Office use.

The property comprises a semi-detached, two and single storey office building of traditional brick/rendered construction, beneath a pitched tiled roof incorporating Velux skylights together with bay and sash windows, allowing for an excellent amount of natural daylight.

From entering into the building directly from the High Street, the ground floor accommodation comprises modern open plan and cellular office space, a kitchenette and separate male and female WC facilities.

The offices are carpeted throughout together with fresh emulsion painted plastered walls, and include integrated LED lighting, floor and wall electrical and infrastructure sockets, and wall hung comfort cooling / heating equipment.

The first floor accommodation further comprises open plan and cellular office space, with additional second kitchenette, and separate male and female WC facilities.

The offices are carpeted throughout together with fresh emulsion painted plastered walls, and include LED lighting, wall sockets and data points, wall hung comfort cooling and a gas fired radiator central heating system.

There is also a basement area, comprising further storage and archiving space.

Much of the original character of the property has been retained, including the original custody suite steel bar window security and steel cell doors, as well as the large bay window to the ground floor with parapet above.

The property benefits from a large external area (to the rear and side) which can be accessed from both building or gated side access.

The external areas measure approximately 0.08 acres or 3,800 Sq Ft, and is used for car parking, storage and access.

A full high resolution photographic marketing schedule is available on request.



Offices For Sale



WC Facilities



Car Parking



Modern LED Lighting



Terms | Business Rates | EPC | Services | VAT | Measurements

Terms

Sale of the freehold interest with vacant possession on completion.

Price

£450,000.00

VAT

We are advised that the property is not elected for VAT.

Legal Costs

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

Services

We are advised that all main services are connected to the premises (electricity, Gas, Water). We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Energy Performance Certificate (EPC)

An EPC has been commissioned.

Planning

We are advised the accommodation has planning consent for B1 Office Use. Any occupier should make their own enquiries to the Planning Department of Stroud District Council.
www.stroud.gov.uk/

Business Rates

The Valuation Office Agency website states a current Rateable Value of £19,800.00 comprising 2 separate assessments (ground and first floor).

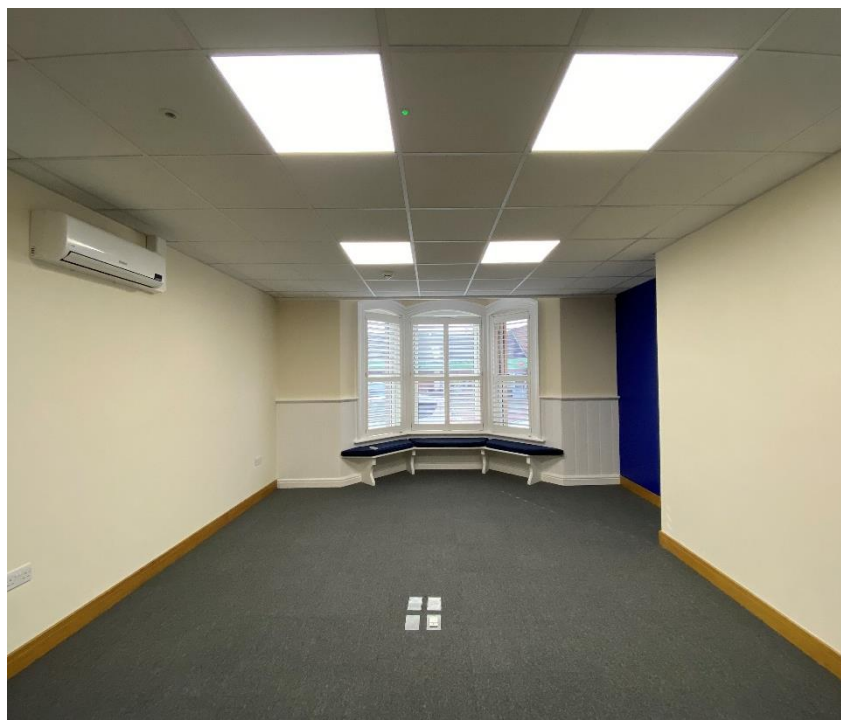
- <https://www.tax.service.gov.uk/business-rates-find/valuations/start/9057525000>
- <https://www.tax.service.gov.uk/business-rates-find/valuations/start/9057523000>

Floor Area Measurements (approximate net and gross internal areas)

Area	Sq Ft	Sq M
Basement	327	30.40
Ground floor	1,865	173.31
First floor	1,277	118.63
<u>TOTAL NIA</u>	<u>2,631</u>	<u>244.42</u>
<u>TOTAL GIA</u>	<u>3,469</u>	<u>322.28</u>

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PROPERTY CONSULTANTS







Viewing Arrangements

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



Alder King Property Consultants

Brunswick House,
Gloucester Business Park,
Brockworth,
Gloucester GL3 4AA

www.alderking.com

AK Ref: N99506

Date: April 2024

Subject to Contract



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Important Notice

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Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

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2. Misrepresentation Act 1967

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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 advice from a specialist source.

