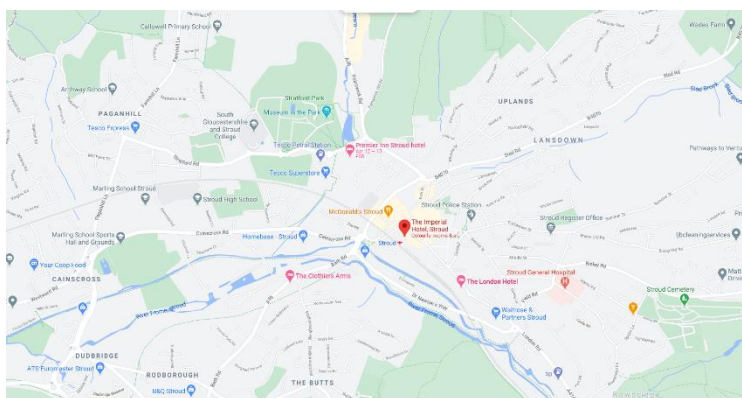




Imperial Hotel, Station Road, Stroud GL5 3AP

Summary

- New Lease Ground floor and Basement
- Next to Stroud Station
- Free of Tie lease
- Outside beer garden
- Would suit a variety of Uses



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: www.dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Location

The property is located in Stroud town centre in Gloucestershire, and situated opposite Stroud Railway Station. It has the benefit of good transport links with Stroud Road connecting the A46 to Gloucester and Bath and the A419 to Cirencester and Junction 13 of the M5 motorway. The surrounding occupiers include retailers, restaurants and other licenced operators.

Description

The property is a three storey building of stone construction under pitched slate roof. The ground floor is open plan with event space. Ancillary accommodation at this level comprises of a trade kitchen, offices, storage, and customer WC's.

The upper floors are to be developed into a boutique hotel comprising of 25 rooms. The property benefits from outside space.

Floor Areas

The ground floor and basement have the following gross internal floor areas:

| Floor | Use | Sq M | Sq Ft |
|--------------|----------------------------|---------------|--------------|
| Ground | Bar and Restaurant | 144.38 | 1,554 |
| Ground | Function/ Conference Suite | 151.27 | 1,628 |
| Ground | Kitchen/Stores | 63.20 | 680 |
| Ground | Offices | 36.85 | 397 |
| Basement | Main Rooms | 29.64 | 319 |
| Total | | 425.34 | 4,578 |

Tenure

New lease.

A new 20-year lease, inside the Landlord and Tenant Act 1954 at a rent of £50,000 per annum, subject to five yearly rent reviews.

Premises Licence

The premises licence allows for the sale of alcohol 24 hours to residents and the following times for non-residents:

| | |
|----------------------|---------------|
| Monday to Wednesday | 11:00 - 00:00 |
| Thursday to Saturday | 11:00 - 02:00 |
| Sundays | 12.00 - 00:30 |

Business Rates

The property has a Rateable Value of £95,000 on the 2017 list.

Legal Costs

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through sole agents, Davis Coffery Lyons.