

FOR SALE High Street Retail

8 High St, King's Stanley, Stonehouse GL10 3JD



 **IMAGES** 
Unisex Hair Salon
TEL: 01453 822517

- Single Storey
- Traditional Salon
- Strong Central Location
- Self Contained Unit

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Location

The property is prominently situated on High Street in the heart of King's Stanley, a well-established village within the Stroud District of Gloucestershire. King's Stanley benefits from a strong local community and a mix of residential and commercial occupiers, providing a consistent level of passing trade.

The premises enjoys good visibility along the main thoroughfare through the village, with on-street parking available nearby. The surrounding area comprises a range of independent retailers, local services, and residential housing, supporting regular footfall.

King's Stanley lies approximately 2 miles south-west of Stonehouse and around 4 miles west of Stroud, both of which offer a wider range of amenities, retail facilities, and mainline railway services with direct connections to Gloucester, Cheltenham, and London Paddington.

The property also benefits from convenient access to the M5 motorway (Junction 13), located approximately 3 miles to the west,

providing excellent road links to Gloucester, Cheltenham, Bristol, and the wider South West region.

Description

The premises is currently occupied and used as a hair salon. This Tenant has been in occupation at this property for over 30 years. We understand the rent has not been increased in this time and remains at £60 per week.

The property is of single storey construction with flat roof and is decorated to traditional salon standard internally. There is no allocated parking to the unit. The unit benefits from WC facilities, electricity and mains water supply.

Accommodation (NIA)

Unit	SQM	SQFT
Ground Floor Commercial	20.73	223
Total	20.73	223

Energy Performance Certificate

Unit is exempt (<50 sq. m).

VAT

Unit is not elected for VAT.

Guide Price

£60,000

Tenure

The freehold is available by way of private treaty.

Viewing

Viewing is available by prior appointment with the sole agents, Bruton Knowles, only. Contact details can be found on page 3.

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Contact:

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