

MAGGS & ALLEN

25 GEORGE STREET & 4 KING STREET

STROUD, GL5 3DS

Guide Price: £325,000+

- SOLD PRIOR - July Auction
- Impressive former bank with scope for redevelopment
- Approx. 5,269 sq ft of accommodation
- Potential for a variety of uses (including residential conversion), subject to consents
- Prime position in the heart of Stroud town centre
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 July 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD PRIOR - SUBSTANTIAL FORMER BANK PREMISES WITH SCOPE FOR REDEVELOPMENT

DESCRIPTION

An exceptional opportunity to acquire a substantial and characterful former bank, occupying a prominent corner position at the junction of George Street and King Street in the heart of Stroud. Spanning approximately 5,269 sq ft across three floors, this impressive property comprises two interlinked buildings and is offered with vacant possession.

Its central location and generous footprint present exciting potential for a range of commercial uses or residential conversion (subject to necessary consents). A rare chance to redevelop or repurpose a landmark property in one of Stroud's most visible and high-traffic positions.

LOCATION

The property occupies a prominent location on the corner of George Street and King Street in the town centre of Stroud. Located within the main retail area, the property is within close proximity to Stroud Railway Station, providing a direct link to London Paddington, the bus station and the popular Five Valleys Shopping Centre. Stroud is a popular market town in the Cotswolds in Gloucestershire and in 2021 was named as the Best Place to Live in the UK by the Sunday Times.

ACCOMMODATION

The accommodation is primarily arranged over ground and first floors and provides a main banking hall, a range of meeting rooms, offices, kitchen and toilet facilities. In addition, there is a substantial, tiled basement accommodating a walk in safe and a partial second floor providing additional storage and toilet facilities.

Please refer to floorplan for the internal layout.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

BUSINESS RATES

The 2023 Rating list shows the property is described as 'Bank and Premises' with a Rateable Value of £37,750.

TENURE

The property is for sale on a freehold basis with vacant possession.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

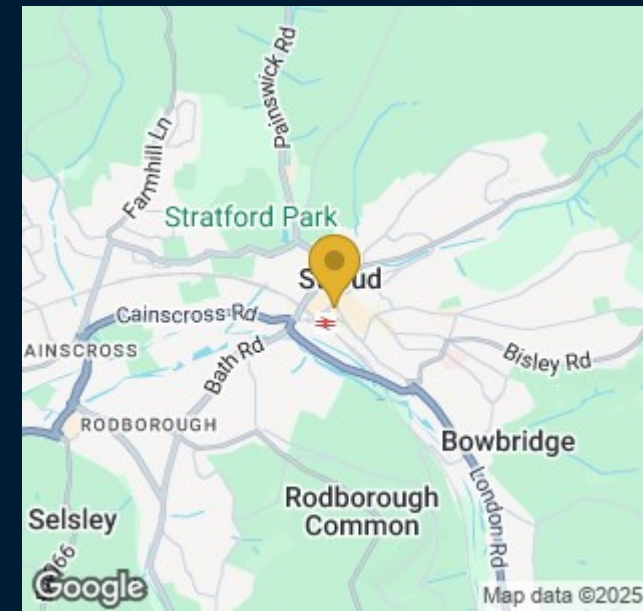
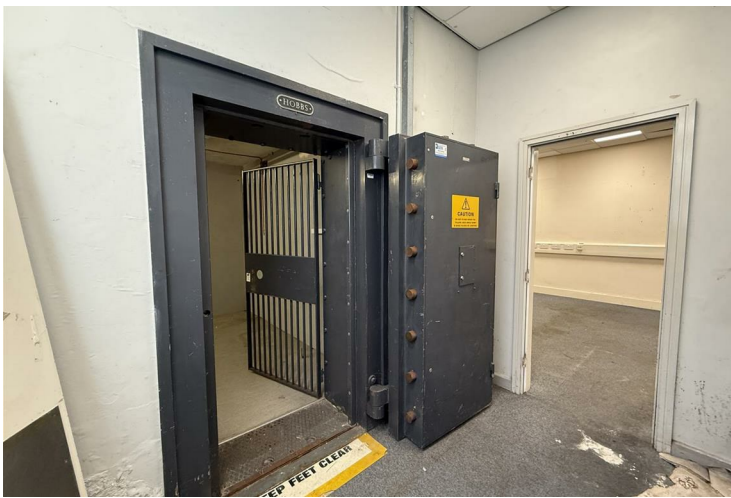
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

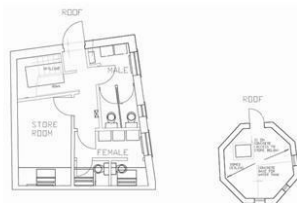
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

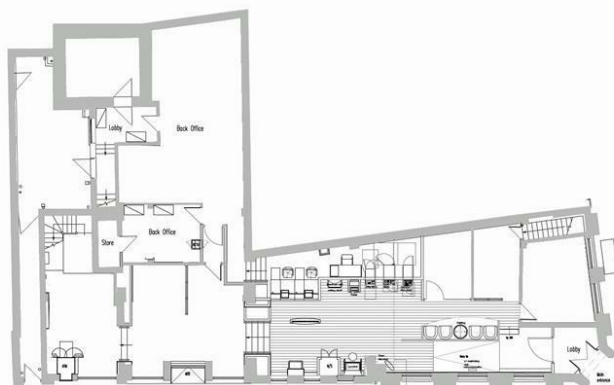




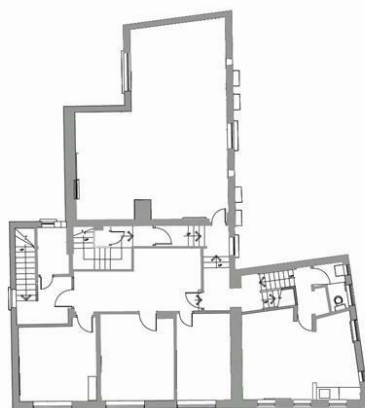
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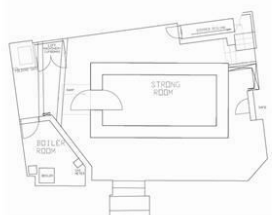
Roof Plan



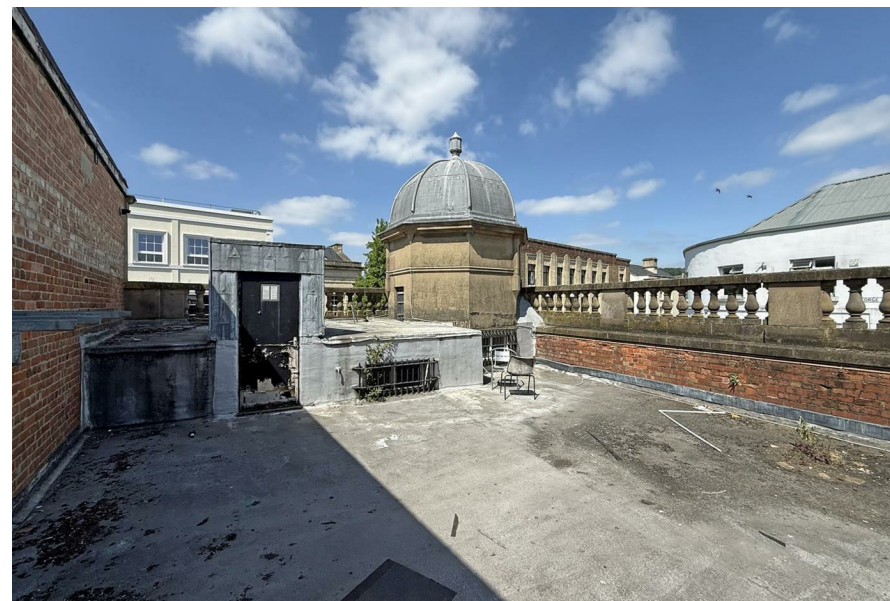
Ground Floor Plan



First Floor Plan



Basement Plan



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