

## 3 Station Road, Stroud, Glos, GL5 3AP

Sold @ Auction £75,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ JUNE ONLINE AUCTION
- FREEHOLD COMMERCIAL
- VACANT | 501 Sq Ft | FORMER TAXI OFFICE
- MODERNISATION | SCOPE FOR RESI CONVERSION stc
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold COMMERCIAL BUILDING ( 501 Sq Ft ) in need of MODERNISATION with scope for RESIDENTIAL CONVERSION stc in the centre of Stroud.

# 3 Station Road, Stroud, Glos, GL5 3AP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ JUNE ONLINE AUCTION \*\*\*

GUIDE PRICE £50,000 +++  
SOLD @ £75,000

ADDRESS | 3 Station Road, Stroud, Glos GL5 3AP

Lot Number 32

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30  
Registration Deadline is on Monday 17th June 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £50,000 - £100,000

### THE PROPERTY

A Freehold mid terraced commercial premises with accommodation ( 501 Sq Ft ) arranged over two floors plus basement in this central location just moments from the train station.  
Sold with vacant possession.

Tenure - Freehold

EPC - E

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

COMMERCIAL BUILDING | MODERNISATION

The property was trading as a taxi office on the ground floor with ancillary office accommodation on the first floor plus basement but is now vacant and requires modernisation.

Excellent trading position just moments from Stroud train station.

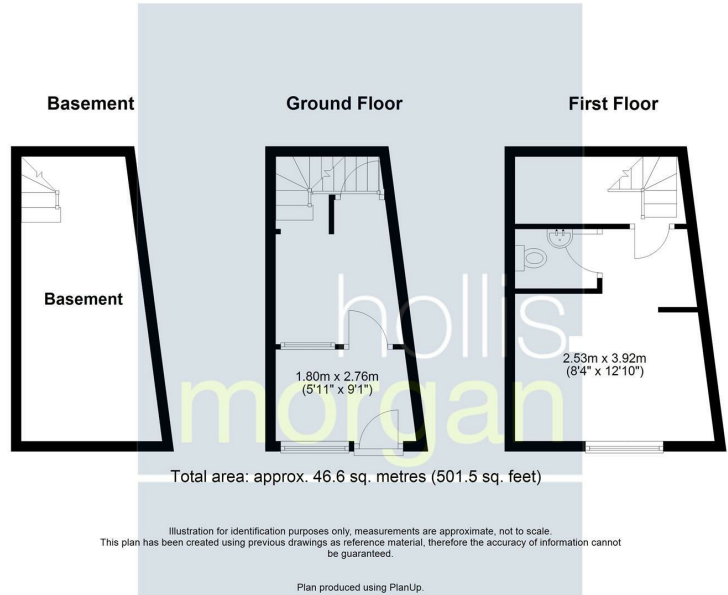
### RESIDENTIAL CONVERSION

Given the central location and the ongoing demand for residential accommodation in the Town there may be scope for conversion to a residential dwelling subject to consents.

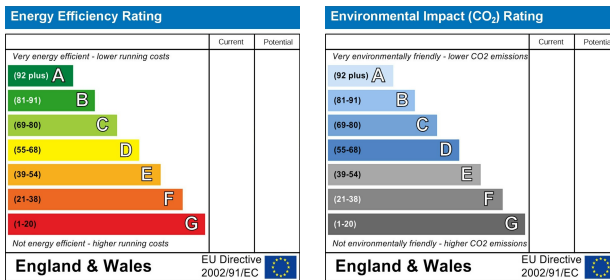
### REDUCED PRICE FOR AUCTION

The property was originally listed with local agents for £135,000 and is now offered with a reduced guide price for sale by auction.

## Floor plan



## EPC Chart



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Clifton

Bristol

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.