66 HIGH STREET
STROUD, GL5 1AS

CLASS E UNIT
TO LET



- Fitted cafe/retail opportunity
- Class E Use located in prime retailing pitch on pedestrianised High Street
- Nearby retailers include Clarks Shoes, Superdrug, Costa, Card Factory and The Works

JACKSON
CRISS

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DESCRIPTION

The subject property is a fitted cafe opportunity located in a prime retailing pitch on the pedestrianised High Street.

Nearby retailers include Clarks Shoes, Superdrug, Costa, Card Factory and The Works.

The Five Valleys Shopping Centre has undergone a major refurbishment including a Borough Market style indoor market, 13 luxury residential apartments, a new medical centre and Sandersons Boutique department store.

Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	796 sq ft	74 sq m
First Floor	575 sq ft	53.4 sq m
Second Floor	624 sq ft	58 sq m

TERMS

A new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENTAL

£25,000 per annum.

RATEABLE VALUE

£18,250 (2026 assessment).

EPC

D(78). A copy is available upon request.







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AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

VIEWING

For further information, please contact:

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Subject to Contract

Available due to abortive neogtiations
Rental Reduction

JACKSON CRISS

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