

CARLTON HOUSE

LONDON ROAD, STROUD GL5 2AQ

FREEHOLD CONSERVATIVE CLUB FOR SALE





HIGHLIGHTS INCLUDE:

- Freehold Conservative Club For Sale
- Site extends 0.382 acres (0.1548 ha)
- Property arranged over three levels extending to c.4,758 Sq Ft (442 sq M)
- Bar area and event space and skittle alley
- Two bedroom residential accommodation
- 15 space car park
- Development potential (STP)
- Offers are invited in excess of £500,000 + VAT

LOCATION

Stroud is a market town and civil parish in Gloucestershire, acting as the main town in the Stroud district. Located 10.2 miles (16.4 kilometres) south of Gloucester, 13.8 miles (22.2 kilometres) west of Cirencester, 14.2 miles (22.9 kilometres) south west of Cheltenham and 14.6 miles (23.5 kilometres) north of Malmesbury.

The Carlton Club is situated fronting London Road, with the site positioned centrally on the corner with Cornhill. The site sits opposite the Stroud Multi-storey car park and is a short walk to the High Street providing easy access to local shops, services and attractions.

Stroud town is well-connected by A419 road, connecting to the M5 motorway approximately 5.5 miles (8.9 kilometres) west, offering routes north to south across the west side of England.

Stroud train station is to the north west of the property 0.2 miles (0.3 kilometres), providing connections from London Paddington to Cheltenham Spa, using the GWR services.

DESCRIPTION

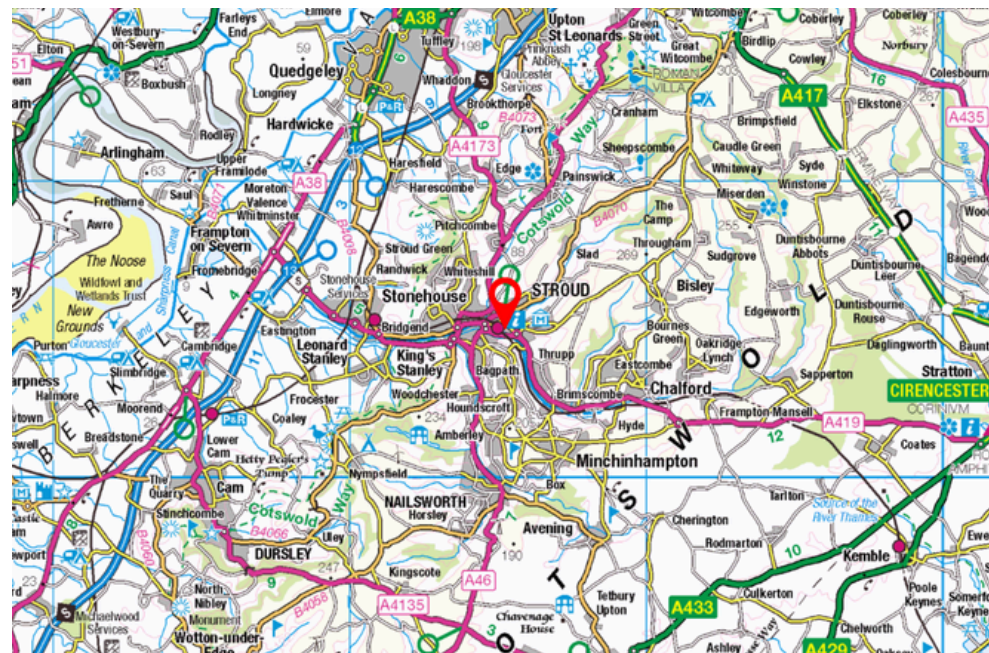
The conservative club occupies the ground, first and second floors of a detached building with a mixture of stone brick elevations with an extension to the side and rear, under a multi mixed pitched roof of slate tiles and synthetic construction.

LINKS

[What3Words](#)



[GOOGLE STREET VIEW](#)



ACCOMMODATION

Ground Floor The ground floor comprises a central front hallway servicing the conservative club with an 'L-shaped' bar area, to the left side of the property with a side entrance that can accommodate approximately 22 customers. To the right of the entrance hallway is a large function room with L shaped bar trade area with four pool tables, dart boards and along the far right wall a skittle alley with dart boards, accommodating up to 150 customers for events.

The hallway behind the bar servery leads to storage and a commercial kitchen space with the male and female WC facilities positioned adjacent at the rear, along with a dedicated entrance facing the car park.

Residential dedicated access to kitchen and lounge.

First Floor The first floor comprises two club rooms currently under renovation, office, and access to the residential accommodation.

The residential first floor comprises of bedroom, bathroom, and WC

Second Floor Residential bedroom and bathroom with loft storage.

Externally To the front of the property is a uncovered patio with benched seating for approximately 24 customers. To the left of the club bar is a covered external seating area with heated lamps accommodating 12 customers.

To the rear along Cornhill is a electric barrier car park with 15 painted car parking spaces.

TENURE

The property is held freehold under Title number (HP516618) with vacant possession provided on completion.



LICENSING

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the Conservative Club is permitted to sell alcohol under the following hours:

Monday to Wednesday 10:30 - 23:00

Thursday to Saturday 10:30 - 01:00

Sunday 11:00 - 23:00.

Other licensable activities are permitted

PLANNING

The property is located in Stroud Town Centre Protected Green areas and parks.

The property is not listed but is situated within the Stroud Conservation Area. We understand the building isn't nominated or listed as an Asset of Community Value.

VAT & STAMP DUTY LAND TAX

VAT is applicable at the prevailing rate.

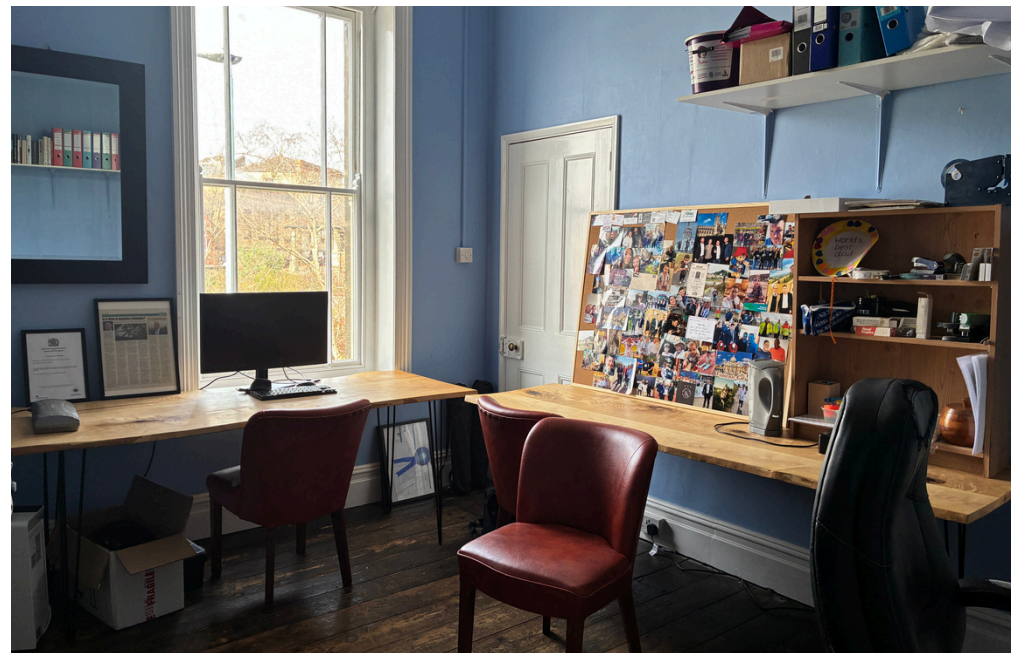
EPC

The property has an EPC Rating of C-71.

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.





CARLTON HOUSE LONDON RD, STROUD GL5 2AQ

GUIDE PRICE

We are seeking offers on an unconditional basis for the freehold interest with vacant possession in excess of £500,000 + VAT.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

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