

# Lot 8

Flats 1–7 Kendrick House, Kendrick Lane  
& 26–32 (even) Kendrick Street,  
Stroud, Gloucestershire GL5 1AL

**\*Guide: £550,000+**  
7 × 1 Bed Flats (each let on ASTs)  
Approx. £78,500 per flat – Gross Yield 11.3%  
6 week completion



## SITUATION

Located in the heart of the town centre, close to the junction with High Street which houses such multiple retailers as **Holland & Barrett, Vodafone, Mountain Warehouse, Greggs, Costa, Boots** and **Superdrug**.

Stroud Rail Station is within easy walking distance, providing regular services to London Paddington.

Stroud is an affluent Cotswold market town located approx. 12 miles south of Cheltenham and 11 miles west of Cirencester and benefits from good road access to the M5 (Junction 13) via the A419.

## PROPERTY

Forming part of a substantial parade comprising:

- **7 × 1 Bed Flats (each let on ASTs)** on part first, second and third floors accessed from Kendrick Lane.
- **4 × Commercial Units (each sold-off on a 999 year lease)** on ground, basement and part first floor accessed from Kendrick Street.

Refer to the Auctioneers for the Floor Plans and Video Tours of Flats 1, 2, 5 and 7 (taken in 2024).

VAT is NOT applicable to this Lot

FREEHOLD

Note: Photographs taken in 2024.

Flat 7



Flat 2



## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 Kendrick House (First Floor)	1 Bed Flat (Area Approx. 506 sq ft)	Individual	AST – 1 year from 28th November 2025	£8,400 (£700 pcm)	
Flat 2 Kendrick House (Second Floor)	1 Bed Flat (Area Approx. 624 sq ft)	Individual	AST – 6 months from 30th January 2026	£9,000 (£750 pcm)	
Flat 3 Kendrick House (Second Floor)	1 Bed Flat (Area Approx. 495 sq ft)	Individual	AST – 6 month from 26th February 2026 (Holding over)	£8,400 (£700 pcm)	
Flat 4 Kendrick House (Second Floor)	1 Bed Flat (Area Approx. 495 sq ft)	Individual	AST – 6 month from March 2026	£8,700 (£725 pcm)	
Flat 5 Kendrick House (Second Floor)	1 Bed Flat (Area Approx. 667 sq ft)	Individual	AST – 6 months from 10th February 2025 (Holding over)	£9,720 (£810 pcm)	
Flat 6 Kendrick House (Third Floor)	1 Bed Flat (Area Approx. 721 sq ft)	Individual	AST – 6 month from March 2026	£8,700 (£725 pcm)	
Flat 7 Kendrick House (Third Floor)	1 Bed Flat (Area Approx. 753 sq ft)	Individual	AST (Holding over)	£9,120 (£760 pcm)	
26 Kendrick Street	Ground Floor Shop, Basement and First Floor	Individual	999 years from 15th March 2024	Peppercorn	FRI
28 Kendrick Street	Ground Floor Shop, Basement and First Floor	Aziz BTL Properties Limited	999 years from 8th May 2024	Peppercorn	FRI
30 Kendrick Street	Ground Floor Shop and Basement	Stackboard Limited	999 years from 7th May 2024	Peppercorn	FRI
32 Kendrick Street	Ground Floor Shop, Basement and First Floor	Individual	999 years from 8th May 2024	Peppercorn	FRI
				<b>Total: £62,040</b>	

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from EPC.

**£62,040** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

### Vendor's Solicitors

Bude Nathan Iwanier  
Tel: 020 8458 5656 Ref: Samuel Iwanier  
Email: siwanier@bnilaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**