

# Peter Clarke

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## Commercial

2,4,6 Cambrook Court Chipping Campden,  
Gloucestershire, GL55 6AT

- \* Self-Contained Retail premises
- \* Approximately 366 sqf.t. (34 sq.m.)
- \* Within a select arcade of established businesses
- \* Just off the High Street in the heart of the town
  - \* Store and WC
  - \* Three phase electric supply
  - \* parking space

£17,995 Per Annum



## FULL DESCRIPTION

CAMBROOK COURT is a small, but select, arcade of established businesses within a courtyard just off the High Street, in the prime commercial heart of the town.

## LOCATION

CHIPPING CAMPDEN is an historic market town and an area of outstanding natural beauty, approximately 13 miles to the south-west of Stratford upon Avon in the heart of the Cotswolds, between Evesham and Moreton in Marsh. The town has an active community with many clubs and societies complementing the excellent range of shops, pubs and hotels, together with well regarded schools and active church communities.

## AMENITIES

W/c, store and parking space. Delivery access is only available on foot from the High Street. No vehicular access for deliveries is available from Sheep Street.

The security gates are open between 8.00am and 7.00pm every day (except Christmas Day, Boxing Day and New Year's Day). Fixtures and fittings available from the outgoing tenant by separate negotiation.

## SERVICES

A three phase power supply is connected. Subsequent electrical work is to be carried out by the Landlord's appointed electrician at the tenant's expense.

## TERMS

£17,995 per annum, to be paid quarterly in advance. The rent includes the service charge, to cover maintenance and cleaning of windows and communal areas, together with communal lighting and security gates.

A new three year lease will be offered outside the Landlord & Tenant Act. The lease will require all premises at

Cambrook Court to be open for trading at least five days each week including Saturdays.

## VIEWING

By prior appointment with the sole Letting Agents:

Peter Clarke & Co.  
Chipping Campden  
01386 770044

## RATES

The current rateable value is £15,000 with rates payable to Cotswold District Council. Small business rate relief may apply.

## VAT

All prices and rents may be subject to VAT in addition.

## LEGAL COSTS

The ingoing tenant will be required to pay legal fees of £600 inclusive of VAT (£500 plus VAT) to the Landlord's solicitor for the creation of a lease.

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