

Peter Clarke

Commercial

First Floor Office Drury House, High Street
Chipping Campden
GL55 6AL



First floor office of approx. 413 sqft (38.46 sqm) located on the Upper High Street in Chipping Campden.

* Situated in a traditional Cotswold building on the High Street

*Kitchenette and cloakroom

*Available for immediate occupation

£6,000 P.A



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.

DRURY HOUSE

is centrally situated in the Upper High Street, with frontage and access from The Square, and comprises a first and second floor office space.

SERVICES

Mains water and electricity are connected to the property.

TERMS

The property is available to let on a new effective full repairing and insuring lease for a minimum term of three years.

SERVICE CHARGE

Buildings insurance and utilities is recharged at 50% of the full amount for the building.

RATES

The current rateable value is £2,769 pa

LEGAL COSTS

The ingoing tenant is to make a contribution of £295 plus VAT towards the Landlord's reasonable legal costs incurred in the transaction and is to be responsible for any stamp duty payable thereon.

VAT

All prices and rents are quoted

exclusive of VAT, which may be payable in addition.

EPC

The current EPC rating is TBC. A full copy of the Energy Performance Certificate is available upon request.

VIEWING

By appointment through the Letting Agents:

PETER CLARKE & CO
CHIPPING CAMPDEN
01386 770044

DISCLAIMER

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