



High Street, Chipping Campden, GL55 6AT

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# £15,000 P.A

- Beautiful Cotswold Location
- EPC: C
- Extending 39.71 m<sup>2</sup> (427 ft<sup>2</sup>)
- Business Rates: £14,500

Grafton House is an attractive Grade II listed traditionally constructed building lying at the western end of the High Street surrounded by a wide and interesting range of independent traders.

## Location

Chipping Campden is a picturesque market town located in the Cotswold district of Gloucestershire. Known for its stunning architecture, charming streets, and its position as one of the most beautiful and historic towns in the Cotswolds. The charming town provides visitors with a beautiful and relaxing environment to explore the Cotswolds and is a popular destination for those seeking a quintessential English countryside experience.

## Description

The property extends approx. 39.71m<sup>2</sup> (427ft<sup>2</sup>) and benefits from Class E use - making it an attractive opportunity for a variety of retail businesses. Located on the High Street of Chipping Campden, this property will offer great levels of footfall and exposure to passing trade.

## Accommodation

Main Retail 25.33m<sup>2</sup> (272sqft)

Room 1 6.22m<sup>2</sup> (66sqft)

Room 2 6.33m<sup>2</sup> (68sqft)

## Terms

It is anticipated that the lease term will be 3-5 years on an Internal Insuring and Repairing Lease.

## Business Rates

Business Rates: £14,500

Qualifying businesses with a rateable value of £12,000 or below currently

get 100% relief. This relief will decrease on a sliding scale for rateable values between £12,000 to £15,000. In addition, such businesses will have their bill calculated using the small business rates non-domestic rates multiplier. Enquire at [www.wychavon.gov.uk](http://www.wychavon.gov.uk) for more details.

## VAT

It is understood that the property is not currently eligible for VAT, however cannot guarantee the property will not be elected throughout the tenancy.

## Legal Costs

Each party will be responsible for their own legal costs associated with the preparation of the lease.

## Viewing

To arrange a viewing please contact the commercial Team on [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk) or 01386 765700

## Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.

**For further information please email [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)**