



Unit 2-3, The Old School, High Street, Sherston, Malmesbury, Wiltshire, SN16 0LH £15,000 pa

Situated in the Old School building in Sherston and currently used as a hairdressers, this large office space is approximately 988 sq ft which includes two treatment areas and a staff room. Service charge, buildings insurance, allocated parking and shared kitchen/toilet facilities are included.

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jamespyle.co.uk 4 The Old School, High Street, Sherston SN16 0LH James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953 VAT Reg No: 142054549



The Property

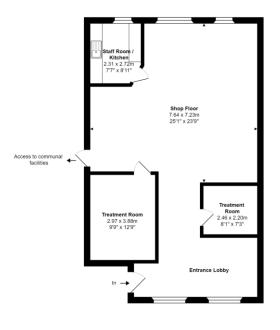
DESCRIPTION Situated in the Old School builiding in Sherston and currently used as a hairdressers, this large office space is approximately 988 sq ft which includes two treatment areas and a staff room. Service charge, buildings insurance, allocated parking and shared kitchen/toilet facilities are included.

SITUATION The beautiful, ancient and much sought after village of Sherston with its broad High Street and historic stone houses is set in an Area of Outstanding Natural Beauty conveniently located on the edge of the Cotswolds. Sherston has a thriving community and offers many facilities, including a church, popular primary school, doctors surgery, Co-op shop and post office, coffee shops, hairdresser, Indian restaurant, garden centre and the highly regarded 16th century Rattlebone Inn, with its excellent food and friendly atmosphere. The facilities and amenities in Sherston more than adequately provide for everyday need with a whole host of societies and clubs meeting on a regular basis offering entertainment and social events for young and old alike. Schooling locally is second to none, with very good state and independent schools providing transport to and from the village on a daily basis. Close by are the market towns of Malmesbury and Tetbury which are both approximately 5 miles away. Malmesbury is reputed to be the oldest Borough in the country dating back to the

11th Century. Both towns offer a wider range of shops, services, schooling and leisure facilities. There are main line stations to London-Paddington at Kemble (14 miles) and Chippenham (12 miles) whilst Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing convenient access to Bath, Bristol and Swindon.

Directions

The Old School is located on Sherston High Street at the centre of the village and is the same building as the co-op shop beside the Rattlebone Inn. Unit 2-3 is accessed off the main entrance from the High Street. Postcode SN16 0LH



Total Area: 91.8 m² ... 988 ft² measurements are approximate and for display purposes of

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.