

Units 5 & 7 Cambrook Court, High Street  
Chipping Campden  
Gloucestershire, GL55 6AT

## TO LET

- Self-Contained Retail premises
- Approximately 240 sq.ft. (22.29 sq.m.)
- Within a select arcade of established businesses
- Just off the High Street in the heart of the town
- Shared Kitchen and WC Facilities

£625 PCM



### 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

Kitchen and toilets are available within Blacksmiths House, a short distance away. Delivery access is only available on foot from the High Street. No vehicular access for deliveries will be 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).

### SERVICES

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

### DISCLAIMER

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### Terms

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, and for a minimum of six hours per day.

£625 per calendar month to be paid quarterly in advance. The rent includes service charge to cover maintenance and cleaning of windows and communal areas, together with communal lighting and security gates.

### Rates

The unit is understood to have a rateable value of £7,500 with rates payable of £3,352.50 per annum to Cotswold District Council. Small business rate relief may apply.

### VAT

All prices and rents are quoted exclusive of VAT, which may be payable in addition.

### Legal Costs

The ingoing tenant is to be responsible for the Landlord's legal fees of £600 inclusive of VAT (£500 plus VAT).

### Viewing

By prior appointment with the Sole Letting Agents: Peter Clarke & Co LLP

Chipping Campden

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