



Flexible Retail /
Office Unit
located in the
heart of Tetbury

£1,595 PCM

12 Church Street
Tetbury
GL8 8JG



Victoria Allman
lettings

- Commercial retail / office unit in the heart of Tetbury
- Prime position on highly sought after Church Street, close to town centre parking
- 560 sq ft total space, including 436 sq ft flexible retail space
- Private kitchen / staffroom and toilet facilities
- Additional 550 sq ft basement storage area
- Long term lease
- EPC Rating D
- Business rates and charges may apply

SUMMARY

Situated in the heart of the vibrant Cotswold market town of Tetbury, this commercial property presents an exceptional opportunity for those seeking a prime retail or office space.

This well-appointed property consists of a total ground floor space of 560 sq ft, including a highly flexible retail or office space of 436 sq ft, ideally positioned on the busy Church Street, known for its charming and varied shops.

The property has been recently refurbished and can cater to a variety of business needs, providing a welcoming and stylish environment for customers, clients and employees alike. It has its own private kitchen and staffroom, along with essential toilet facilities. There is also a large, well-maintained basement of around 550 sq ft which provides an ideal storage area, although with limited headroom.

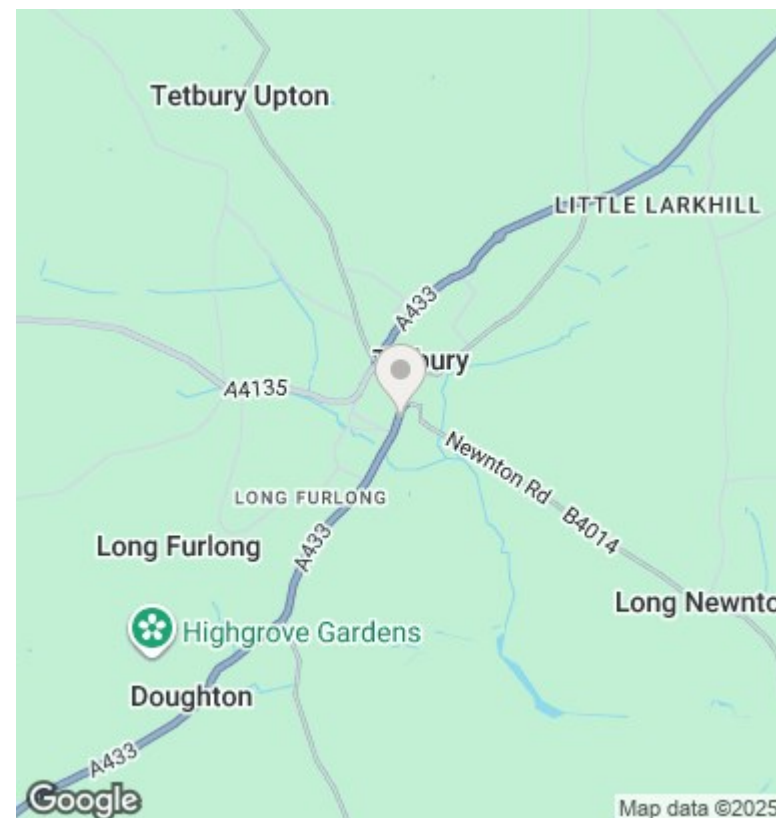
This property is offered on a long-term lease of 10 years, with the added flexibility of a 5-year break clause, making it an attractive option for businesses looking to establish themselves in this sought-after location.

LOCATION

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of excellent independent boutiques, hotels, restaurants and cafes which are enjoyed by locals and tourists who visit throughout the year.

Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold countryside. Westonbirt Arboretum and King Charles' Highgrove Estate are close by.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.





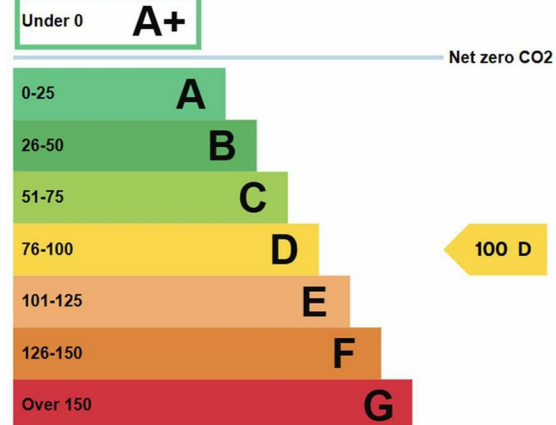
Total Area: 52.0 m² ... 560 ft²

All measurements are approximate and for display purposes only



Energy rating and score

This property's energy rating is D.



DIRECTIONS

From the mini-roundabout in the centre of Tetbury, head south on Church St (A433) in the direction of the church. The property is located just 70m from the roundabout, on the left hand side next to the pedestrian crossing.

Postcode: GL8 8JG

What3Words:

///sedative.intention.saves

CONTACT

lettings@victoriaallman.co.uk
01666 338866

www.victoriaallman.co.uk



Victoria Allman
lettings