

established 200 years

Taylor & Fletcher



Visitor Information Centre, Victoria Street
Bourton-on-the-Water, GL54 2BU
Guide Price £240,000

Visitor Information Centre Victoria Street

Bourton-on-the-Water, GL54 2BU

A rare opportunity to acquire a small freehold property in the Centre of Bourton-on-the-Water with development potential subject to planning.

- Freehold Property with Vacant Possession
- Flexible Open Plan Internal Space
- Prime Location in Bourton-on-the-Water
- Development Opportunity (STP)

BOURTON-ON-THE-WATER

Bourton-on-the-Water - The Venice of the Cotswolds - a very well known and popular Cotswold Village famous for the village green with the picturesque River Windrush running through. Bourton provides an excellent range of local facilities including a broad range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary School. The areas larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the rolling Cotswold Hills which provide a wide range of outdoor rural leisure pursuits.

DESCRIPTION

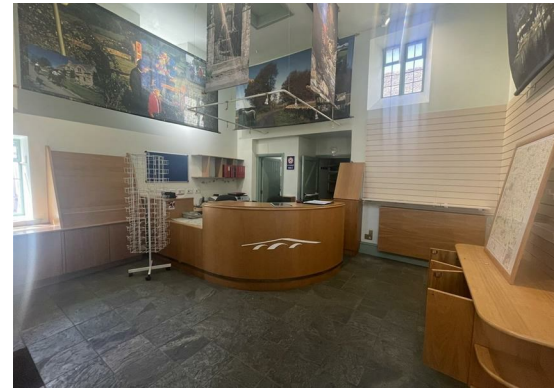
This versatile property, formerly a Visitor Information Centre, is now available for sale. Situated in a desirable location, it offers potential for redevelopment (subject to planning). The property comprises an end of terrace stone building under a pitched tiled roof with a single-storey rear extension.

Internally, the accommodation includes a ground floor shop area with high ceilings, enhancing its spacious and airy feel. Additionally, there is a small kitchen/store and W.C. While previously under Use Class F.2 (Local Community Uses), this property presents an excellent opportunity for change of use, subject to planning permission. Potential uses include residential conversion or a variety of commercial purposes under Use Class E.

The main commercial space - 26.15 square meters (281 square feet)
Kitchen - 3.49 square meters (37 square feet)
W/C - 3.77 square meters (41 square feet)

Total - 33.41 meters square (359 square feet)

All measurements to NIA and approximate. The space equates to 300 square feet in terms of Zone A (ITZA).





SERVICES

We understand that the property benefits from mains Gas, Water, Sewerage, and Electricity. We have not tested the services.

GUIDE PRICE

Guide price of £240,000.

BUSINESS RATES

From April 1st 2023 the property has a ratable value of £8,800 which is under the threshold for small business rates exemption subject to eligibility.

USE CLASS

In 1999 permission was given for the conversion of the property into a Visitor Information Centre (Ref: CD.6088/C). While currently classified under Use Class F.2 (Local Community Uses), this property presents an excellent opportunity for change of use, subject to planning permission. Potential uses include residential conversion or a variety of commercial purposes under Use Class E. It is understood that the property is not listed but is within the Bourton-on-the-Water Conservation Area.

EPC

The EPC for the property is C-68 and valid until 30th May 2028.

LOCAL AUTHORITY

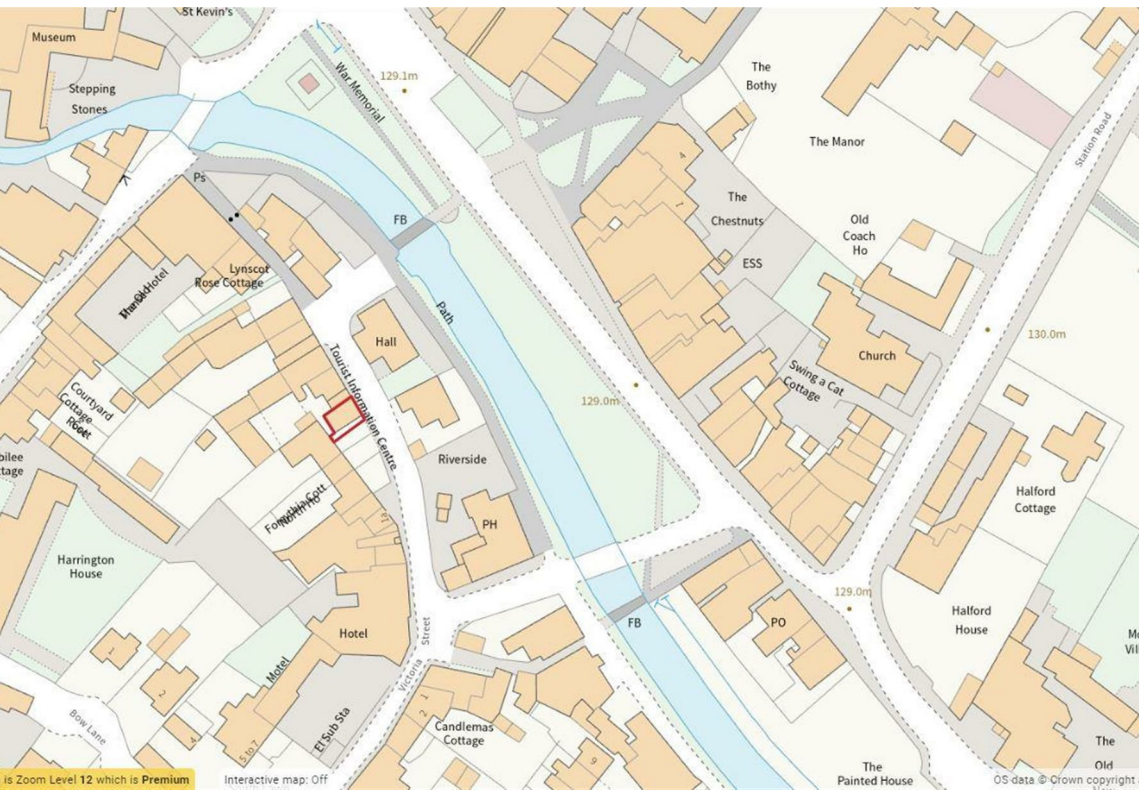
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

VIEWINGS

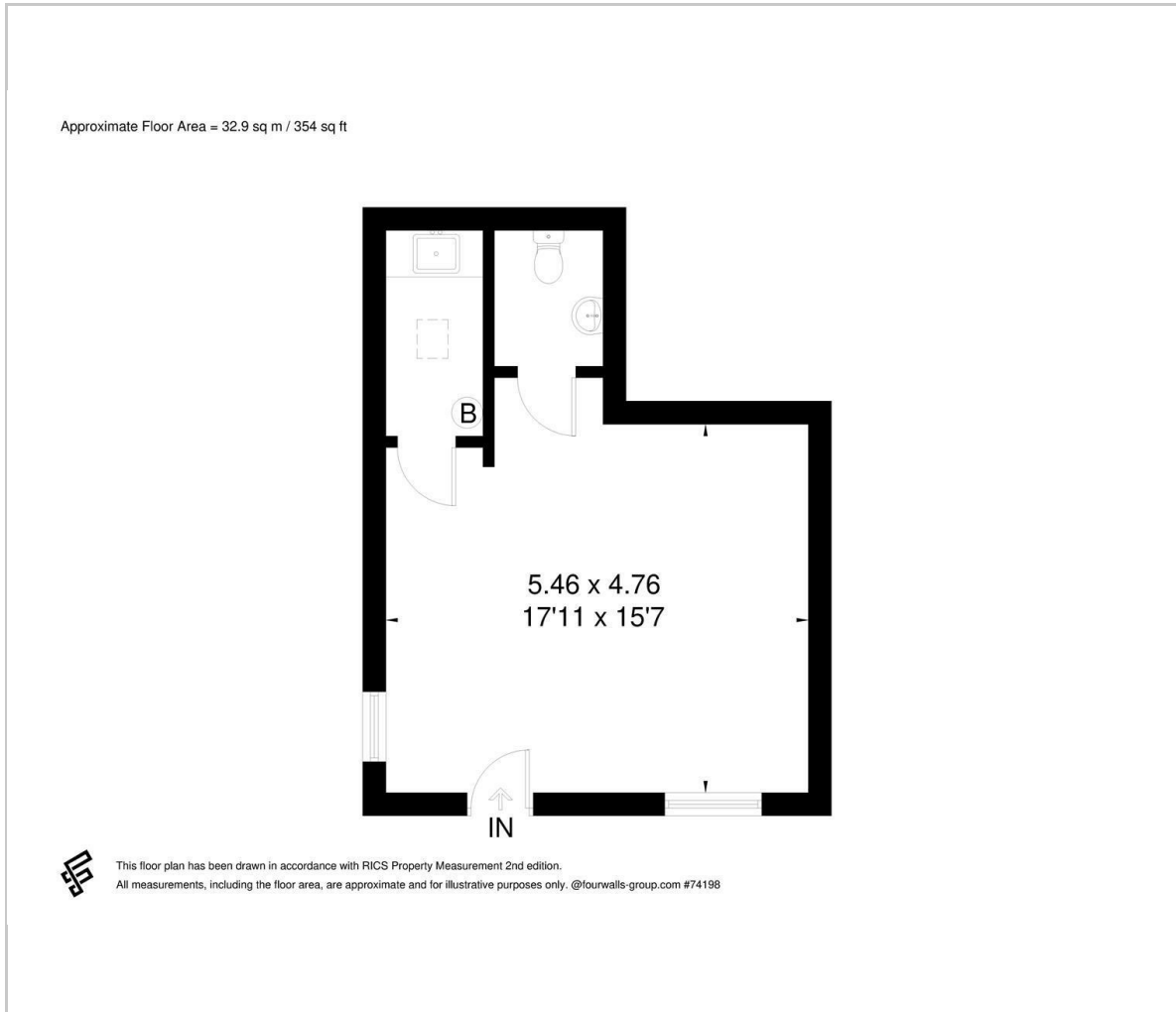
Viewings are strictly by appointment via the Tayler and Fletcher, Stow on the Wold Office.

Tel: 01451 830383.

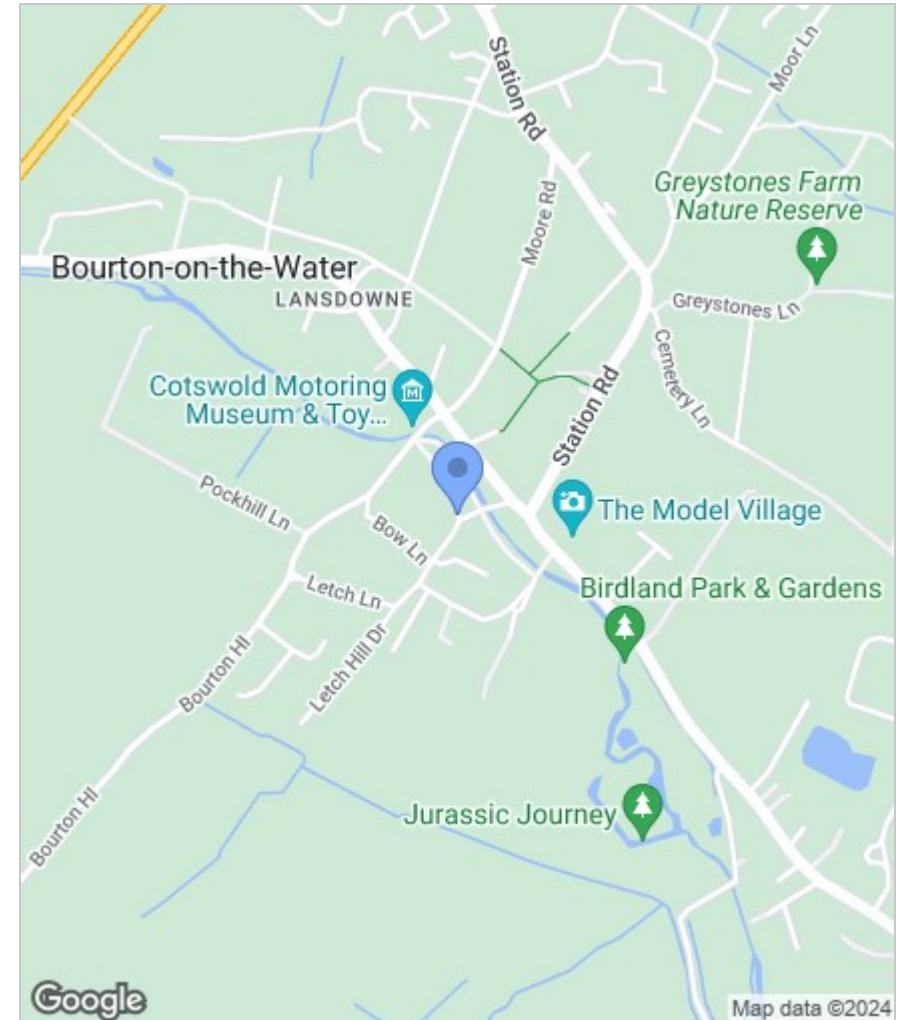
Email: stow@taylerandfletcher.co.uk



Floor Plan



Area Map



Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	