



## Preliminary Details

**The Cedars, High Street, Bourton on the Water GL54 2AN**

**Guide Price £775,000**

### INVESTMENT SUMMARY

*Known as 'The Cedars'*

*Let to PSR Trading Limited (10987262) Trading as DOG / Just for Pets.*

*New rent of £45,000 per annum.*

*New 10 year lease expiring 10th April 2035 (with 5 year tenant only break clause 11th April 2030).*

*Positioned in the centre of the Cotswold Market Town of Bourton-on-the-Water.*

*Gross Yield of 5.81%.*

## OPPORTUNITY

Offers are sought in the region of £775,000 (Seven Hundred and Seventy Five Thousand Pounds) providing a Gross Initial Yield of 5.81%.

## INVESTMENT DETAILS

Tenant - PSR Limited (10987262) Trading as 'Dog' / Just for Pets.

Lease Length - 10 years.

Rent - £45,000 per annum.

Rent Review - Fifth year upward only to open market rent.

Breaks - Fifth year tenant only.

Repairs - Fully repairing and insuring lease subject to Schedule of Condition.

## BOURTON-ON-THE-WATER

The Cedars is set right in the centre of the village of 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 town remains a highly popular destination for tourists.

## THE CEDARS

The Cedars is a mid-terrace Cotswold stone commercial property ideally situated at the centre of town. With a prime location and a good double frontage, this three-story building provides over 2700 square feet of space, including 1376 square feet on the ground floor alone.

## ACCOMMODATION

GROUND FLOOR - 1,376 square feet 128 square meters

FIRST FLOOR - 733 square feet 68 square meters

SECOND FLOOR - 661 square feet 61 square meters

TOTAL - 2,770 square feet 257 square meters.

All measurements are approximate and in accordance with NIA.

## TENANCY DETAILS

For full tenancy information please contact the agents.

## BUSINESS RATES

The property has a Rateable Value of £31,250.

## PLANNING

Use Class E. The property is not listed but within the Bourton-on-the-Water Conservation area.

## EPC

EPC Rating of C - 73 valid until 18 September 2034.

## LOCAL AUTHORITY

Cotswold District Council

## FURTHER INFORMATION

For further information or to arrange an inspection, please do not hesitate to contact:

Robert Holley MRICS

Tayler and Fletcher

Fox Cottage, Digbeth Street,

Stow on the Wold,

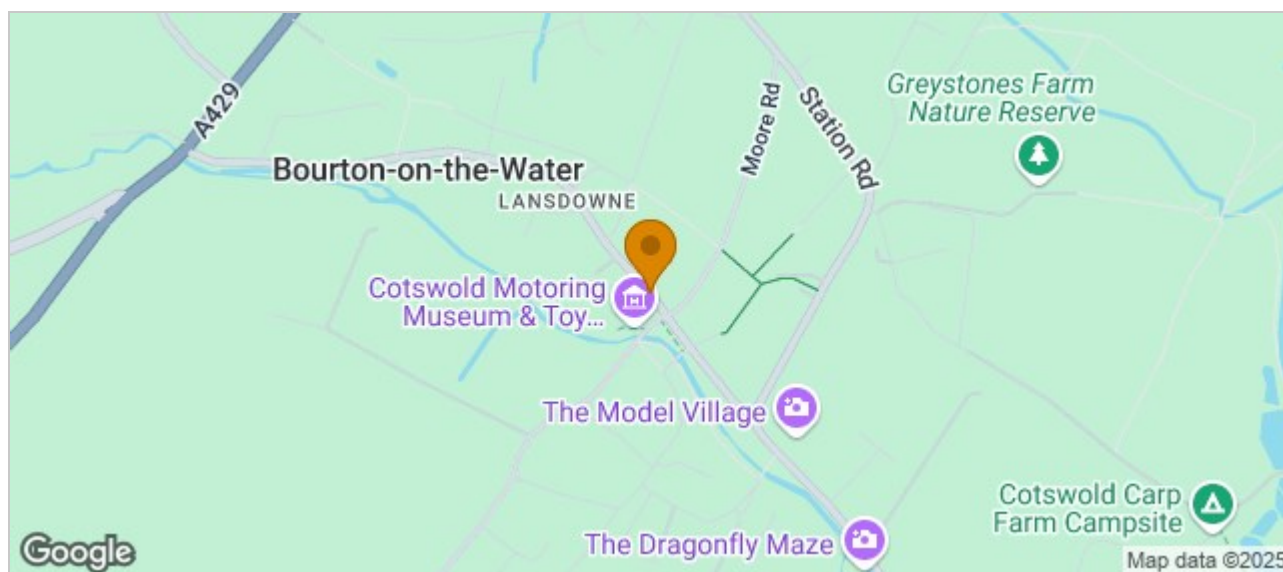
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