

established 200 years

Tayler & Fletcher



The Cedars, High Street
Bourton on the Water, GL54 2AN
Guide Price £775,000



The Cedars, High Street

Bourton on the Water, GL54 2AN

Investment Opportunity - Prime Retail Space Let to PSR Trading Limited on New Lease in Bourton-on-the-Water: 2,770 sq ft in Top UK Tourist Hotspot

- Fully Let Commercial Investment
- Prime Town Centre Position
- 2,770 Square Feet (1,376 Ground Floor)
- Newly Refurbished
- New Lease Dated 11 April 2025
- Open and Trading

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

Taylor and Fletcher

Fox Cottage, Digbeth Street,

Stow on the Wold,

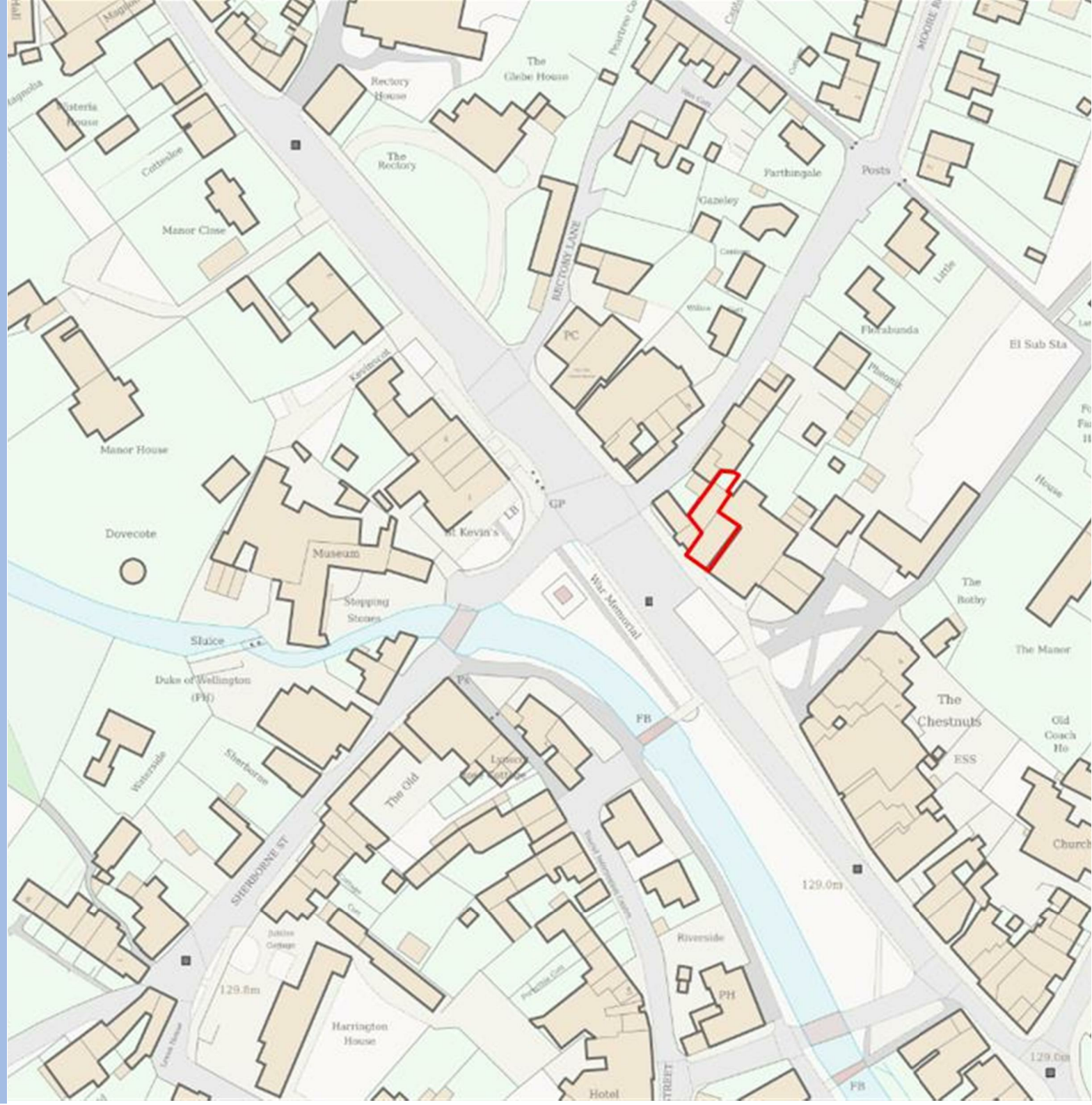
Gloucestershire,

GL54 1BN

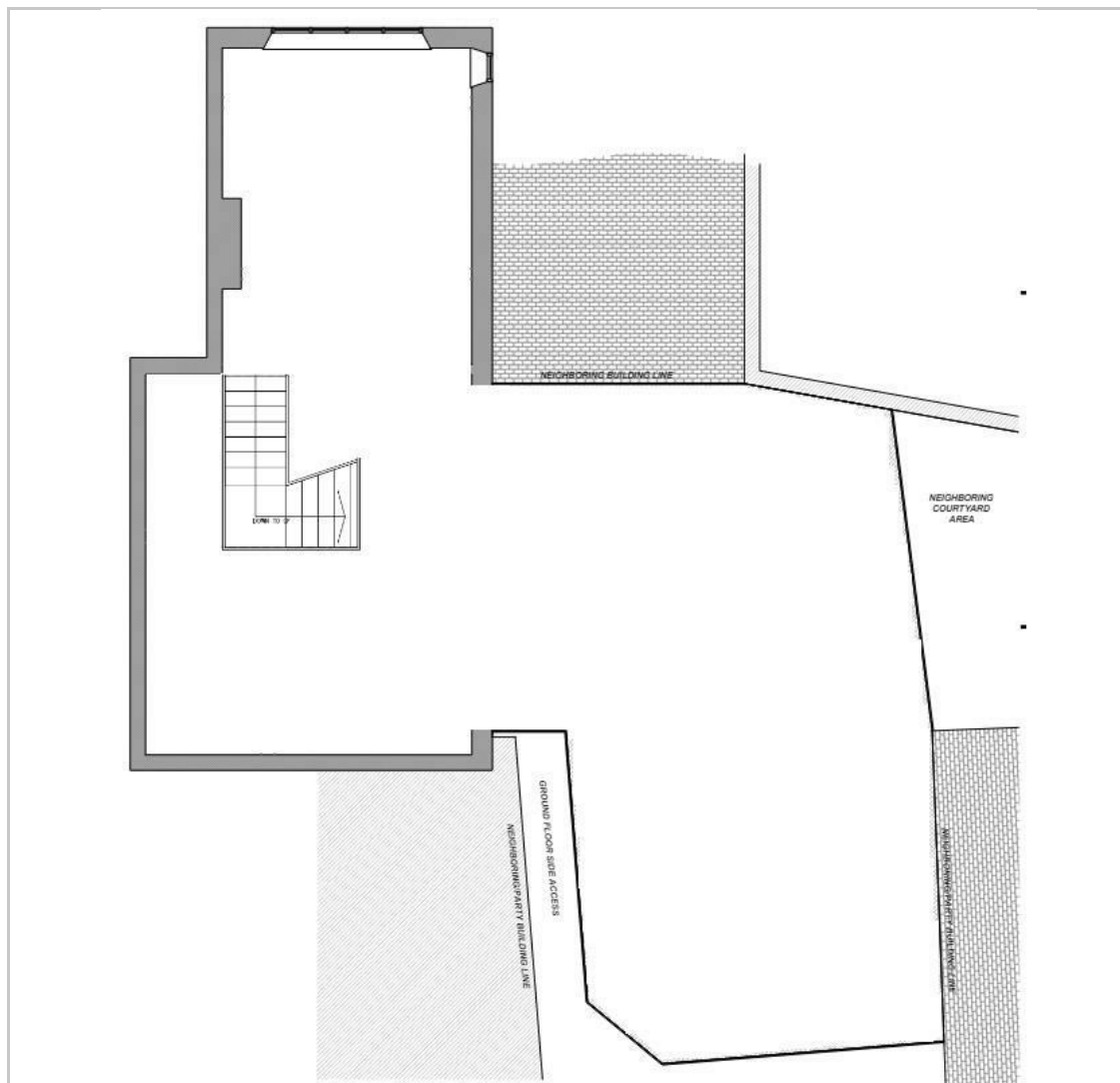
Tel: 01451 830383

Mobile: 07779 095241

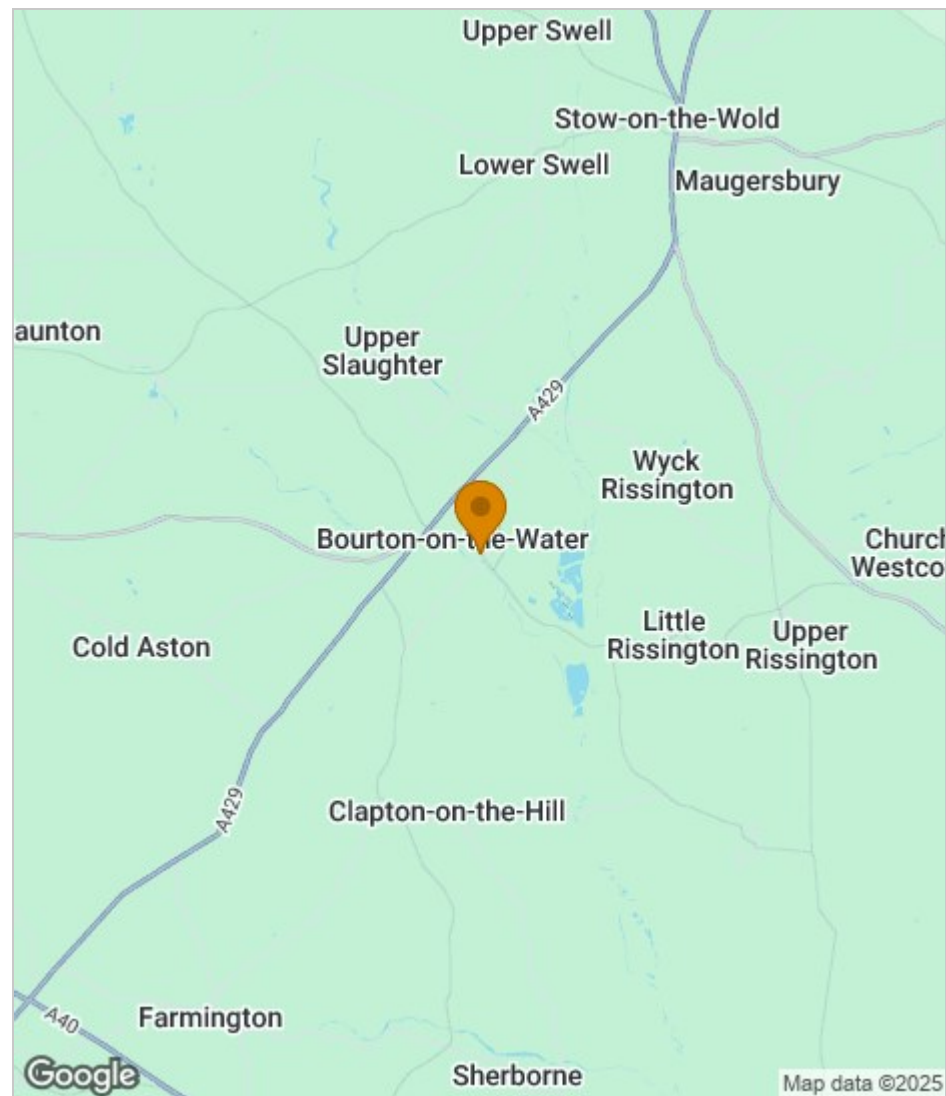
Email: robert.holley@taylorandfletcher.co.uk



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.