

established 200 years

# Tayler & Fletcher



Fairy Cottage High Street, Bourton-On-The-Water, Cheltenham GL54 2AP

**£15,000**

**Deposit**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)



## LOCATION

Bourton-on-the-Water is often recognised as The Venice of the Cotswolds and is a very well known and popular Cotswold Village famous for the village green with the picturesque River Windrush running through the centre. Bourton provides an excellent range of local facilities and tourist spots, including a broad range of boutique shops, coffee shops, pubs, restaurants, and leisure facilities and the model village. 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 80 mins 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

The shop is positioned towards the end of the High Street, opposite the church, and benefits from a small front courtyard to the front and vehicular access to the side and rear. Internally, the property comprises of a retail area, with an additional office/ storage room to the rear. Upstairs the property includes a kitchen and bathroom, followed by two rooms, currently utilised as storage.

## ACCOMODATION

The property comprises a ground floor retail area of approximately 358 sq ft (33.25 sq ). There is approximately 275 sq ft (25.5 sq m) of storage/workshop/office space on the first floor.

## THE SHOP

The shop boasts a prominent bay window frontage,

## LOCAL AUTHORITY

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

## GENERAL INFORMATION

The letting will be excluded from Section 24-28 of the Landlord & Tenant Act 1954, re "Outside The Act".

## BUSINESS RATES

The current assessment for Business Rates is based on a Rateable Value of £8,000, so many potential tenants may be exempt from payment depending on status.

## PLANNING USE

We understand the property to be Class E and is within the Bourton-on-the-Water Conservation Area.

## EPC

The current EPC is E - 125. Valid until 8th December 2029.

## SERVICES

It is understood that mains water, electricity and drainage are all connected, though none of which have been tested by Tayler & Fletcher.

## VIEWING

Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold

Contact: Robert Holley or Oliver Evans

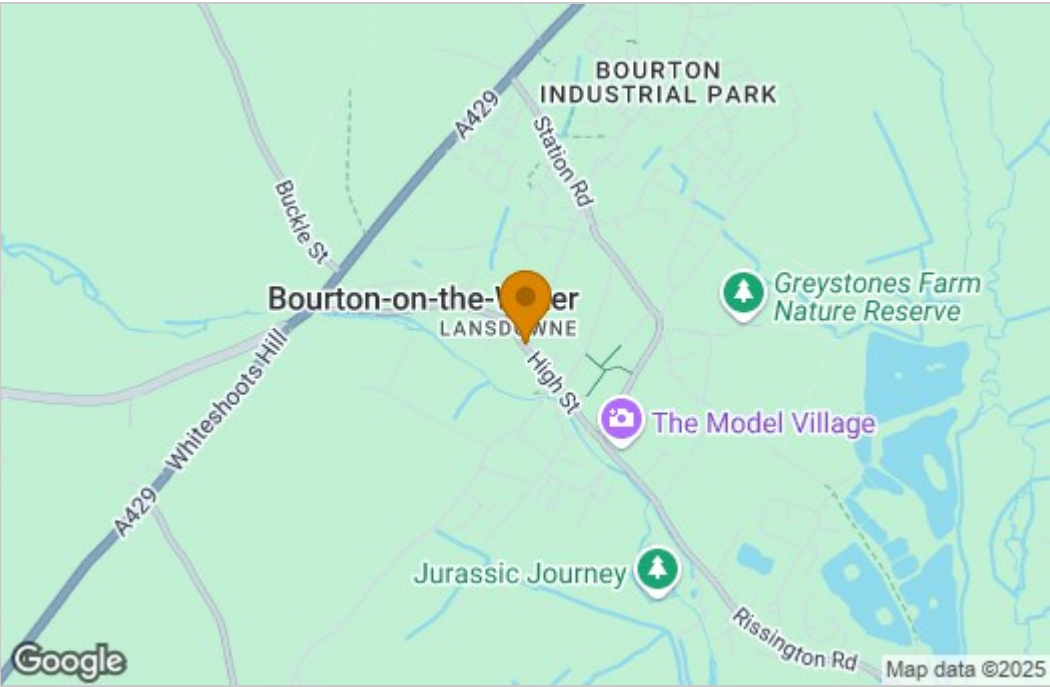
Tel: 01451 830 383

E-mail: [robert.holley@taylorandfletcher.co.uk](mailto:robert.holley@taylorandfletcher.co.uk) or

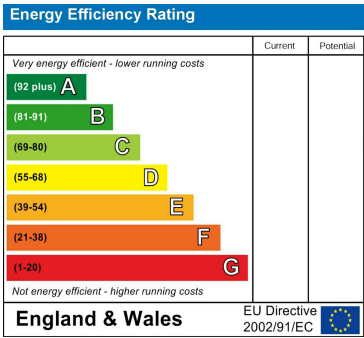
[oliver.evans@taylorandfletcher.co.uk](mailto:oliver.evans@taylorandfletcher.co.uk)

Floor Plan

Area Map



Energy Efficiency Graph



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