

established 200 years

# Tayler & Fletcher



## **The Barn Glebe Farm Buildings, Guiting Power, GL54 5TZ**

*A STONE BUILT AND STONE SLATED PERIOD BARN EXTENDING TO JUST OVER 1000 SQ FT  
IDEALLY SUITED FOR STORAGE LOCATED ON THE EDGE OF THE VILLAGE*

**£500 pcm plus V.A.T.**

On Instructions of the Guiting Manor Amenity Trust

## GUITING POWER

A pretty and unspoilt Cotswold village. It benefits from a number of local facilities including village hall, parish church, post office and village stores together with a further general store and The Hollow Bottom and The Farmers Arms public houses. The Cotswold Montessori pre-school and day care can be found in the village and local primary schools at Temple Guiting (3 miles) and Cold Aston (4 miles).

Bourton on the water is 5.5 miles and has a wider range of facilities including a supermarket, convenience store, other local shops together with the well-respected Cotswold Secondary school, which also has an affiliated leisure centre.

Cheltenham is 13 miles and has a comprehensive range of shops and services including cinemas and the Everyman Theatre. It also hosts a range of annual festivals including the National Hunt in March and Literature, Music and Cricket festivals. There are mainline rail services from Moreton-in-Marsh 11 miles or Kingham 13 miles.

## THE BARN

The Barn at Glebe Farm Buildings comprises a stone built and stone slated period building being 'L' shaped, 50' x 17'8" plus 14'7" x 9'1", with double door access from the road suitable for vehicles, concrete flag floor, storage racking and scaffold mezzanine floor. There are shared Cloakroom and Kitchenette facilities.

## OUTSIDE

A gated entrance leads to a large gravelled parking area with allocated parking.

## SERVICES

Mains electric, security alarm and fire alarm. Shared WC and kitchen facilities which are in the adjoining building.

## RENT

£500 per calendar month plus V.A.T.

## TERM

To Let for 1 to 5 years (negotiable)

## BUSINESS RATES

The rateable value is TBC. Cotswold District Council. Tenant may be entitled to Small Business Rates Relief.

## SECURITY DEPOSIT

A security deposit of £1500 is payable at the commencement of the Tenancy

## THE LEASE

The term is negotiable. The tenant will be responsible for the property insurance and the Landlord will be responsible for repairs.

## DIRECTIONS

The premises are situated on the outskirts of the village being part of the first set of buildings on the right hand side as you approach the village from Naunton and Stow-on-the-Wold.

What3Words: possible.tastings.tumblers

## HOLDING DEPOSIT

A holding deposit of £250 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

## TO VIEW

Please contact the Bourton-on-the-Water Office of Tayler & Fletcher on 01451 820913.

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