

established 200 years

Tayler & Fletcher



ROYAL BRITISH LEGION HALL, BOURTON-ON-THE-WATER, GL54 2AR

£3,000 Per Annum

A SERVICED ROOM EXTENDING TO 106 SQ FT SUITABLE FOR A CHIROPODIST, HEALTH USE OR OFFICE WITH PARKING

BOURTON-ON-THE-WATER

Bourton-on-the-Water is one of the larger North Cotswold Villages with a population of about 4000. The village is a noted beauty spot and a popular tourist centre attracting throughout a long and busy season many visitors from all over the world. It has the shallow River Windrush flowing through the centre, spanned by low arched bridges and flanked by wide village greens. There are many family attractions including Birdland, a Model Village, Motor Museum and the village offers good every day shopping facilities. Bourton-on-the-Water is some 4 miles from Stow-on-the-Wold, 16 miles from Cheltenham and Cirencester and 28 miles from Oxford.

THE BRITISH LEGION HALL

Is situated towards the westerly edge of the village with access off the High Street. From the centre of the village head in the Cheltenham direction and turn left opposite our offices by the Landrover Garage and the Hall with car parking is at the end of the private drive. The Hall is let on occasions for functions and there are communal cloakroom facilities and one other room that is let off separately.

THE ROOM

Occupies part of the ground floor of The Royal British Legion Hall with shared access through double doors which lead into a corridor and the lock-up Room is the last room on the left. The Room measures 4.09m x 2.42m, with double glazed window and blind. There are shared toilet facilities.

SERVICES

Shared cloakroom facilities. Mains electric with sub meter.

OUTSIDE

There is a large communal car park with unallocated parking.

RENT

£3,000 per annum. Payable monthly in advance.

THE LEASE

The Lease is negotiable. It is anticipated it will be for 5 to 10 years contracted out of The Landlord and Tenant Act. The Tenant to be responsible for internal decorations only.

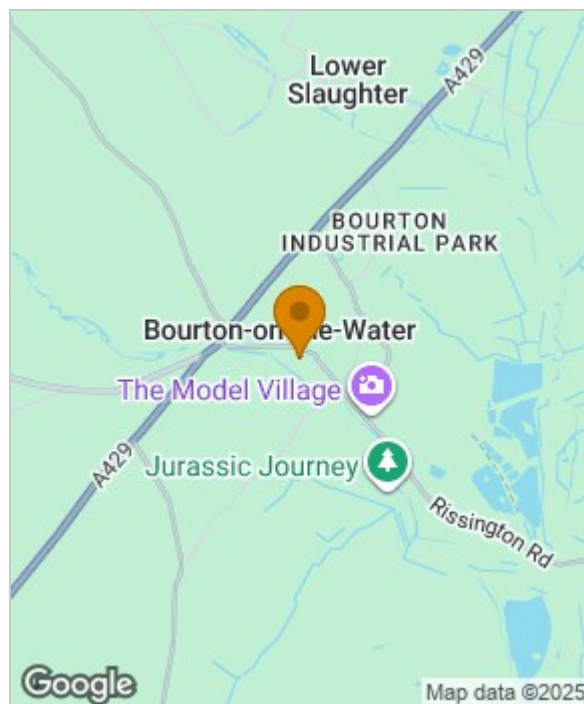
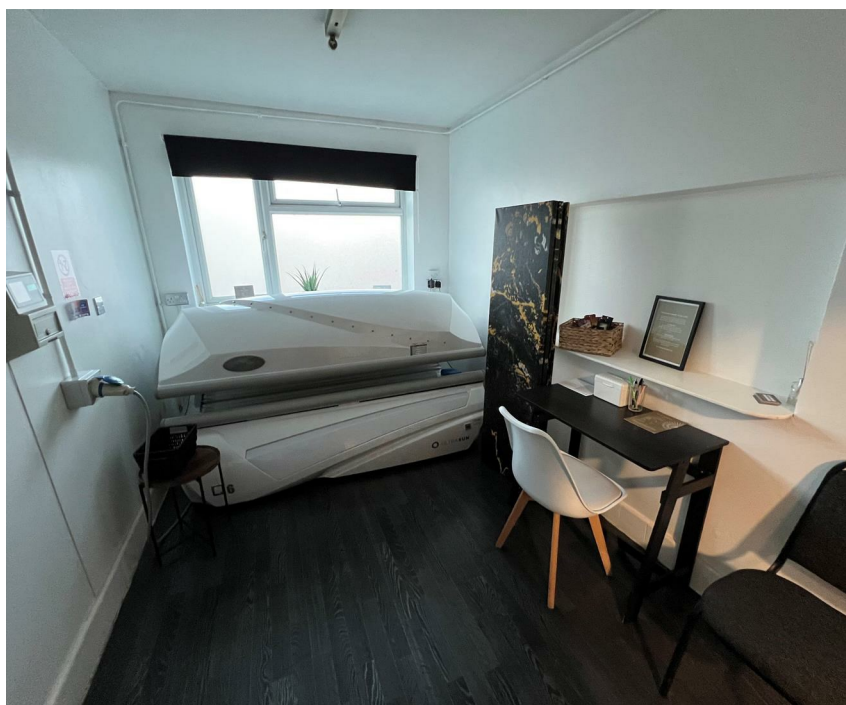
HOLDING DEPOSIT

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).

VIEWING

By confirmed appointment through the Letting Agents - Tayler & Fletcher 01451 820913.



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.