

26 Church Street, Tetbury,
Gloucestershire, GL8 8JG



An eye-catching Grade II Listed commercial premises on Tetbury's
sought after Church Street.

£345,000

26 Church Street is a very noticeable commercial property on the approach to Tetbury town centre. The property spans five storeys, reaching approximately 1868sq.ft, and boasts some charming features across these levels. It has an array of uses throughout its history and had been used as a retail space under the current ownership for over 20 years.

On the ground floor there is a retail show room that is filled with plenty of natural light owing to its southerly aspect, three large sash windows and a partially glazed stable door. Stairs in the corner of the room lead both up and down, to a cellar below which is ideal for storage, and then up to a staff room with kitchen facilities.

The further floors above this are separated into a selection of storage rooms as well as a cloakroom with W.C on the second floor.

The property is understood to be connected to all mains services: gas, electricity, water and drainage. There is a gas central heating system installed throughout. The property is Grade II listed. The vendor informs us the building is exempt from business rates.

Tenure – freehold.

EPC – F (146)

Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HRH The Prince of Wales, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

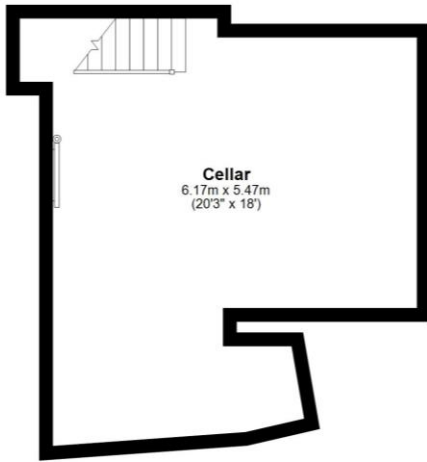
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.





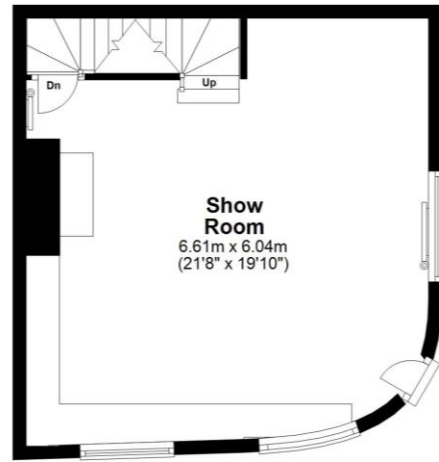
Basement

Approx. 29.9 sq. metres (322.0 sq. feet)



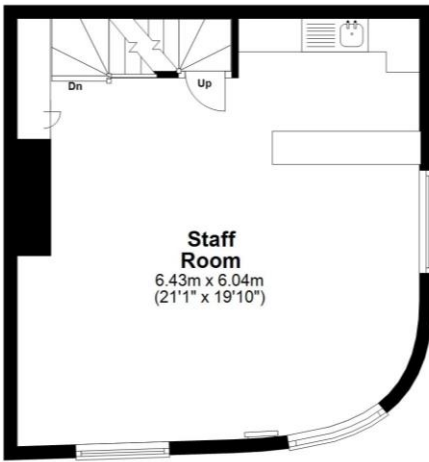
Ground Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



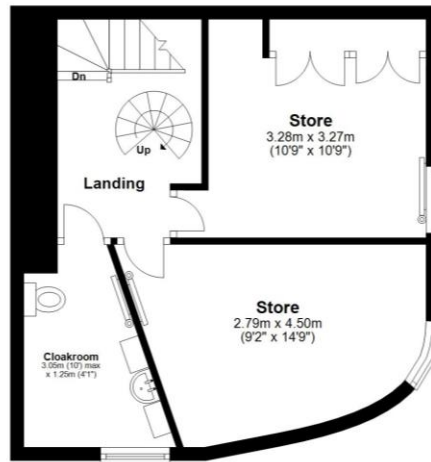
First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



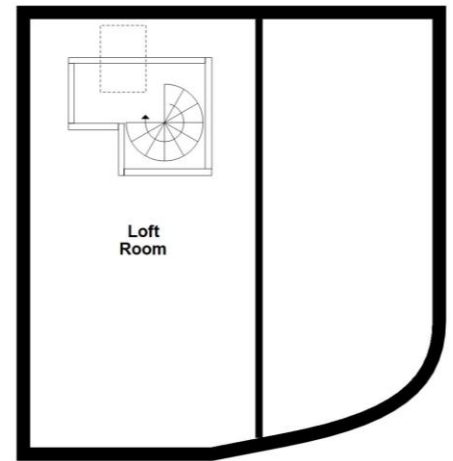
Second Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



Third Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



Total area: approx. 173.6 sq. metres (1868.2 sq. feet)

Important Notice

Hunter French, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hunter French have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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