

established 200 years

Tayler & Fletcher



The Square, Stow on the Wold, Cheltenham GL54 1AB

Guide Price £395,000

Mixed Use Development Property (STP) situated in the heart of the Square in Stow on the Wold.

taylerandfletcher.co.uk

LOCATION

Stow on the Wold is on one of the most popular Cotswold Towns with year round tourism, renowned for its vibrant community and bustling retail scene. With a diverse and exciting mix of businesses, including Clarendon Fine Art, Scotts of Stow, D'Ambrosi Fine Foods, Cotswold Cheese Company, The Crock, Rohan, Cutter Brooks, Fairfax and Favor, Aspiga, Sam Wilson, and Huffkins. Additionally, the area boasts several boutique hotels and a variety of popular restaurants. Stow's popularity is further enhanced by its proximity to other popular destinations such as Soho Farmhouse, Diddly Squat Farm Shop and Daylesford Organic.

THE PROPERTY

This Grade II Listed property offers unparalleled double-aspect views of the square to the front and St. Edward's Church and grounds to the rear, along with substantial charm and a spacious first-floor showroom. There is potential for development for a variety of uses (Subject to necessary planning permissions and consents).

Basement:

Lined walls with power and lighting
Equipped with an extractor fan and night storage heater
Meter cupboard and trap door to ground floor showroom

Ground Floor:

Beamed ceiling with spot tracks
Rear access door to outside yard

First Floor:

Beamed ceiling with spot tracks
External staircase access
Staff room kitchen with a WC and essential appliances
Electric night storage heater

Second Floor:

Three storage rooms
Generous landing with views of the town square.

Third Floor:

Three additional storage rooms

CONDITION

The property requires complete modernisation and refurbishment.

TENURE

The property is held Freehold (GR126770).

TENANCIES

Talbot House is sold subject to a long leasehold interest in "Unit 1" which is left hand side retail premises on the ground floor, which is currently let to a Jewellers. The long leasehold interest has commenced for 999 years from 25th of February 1983 with an unexpired term of 959 years. Full details of the lease to be found in the auction pack.

BUSINESS RATES

The current Rateable Value for the property known as Talbot House is £16,750 and includes, ground floor retail, basement

storage with first and second floor offices. (1 Talbot House has a separate rateable value and is the liability of the Long Leaseholder).

VAT

The property is not elected for VAT.

EPC

E-108 valid until September 2033.

LOCAL AUTHORITY

Cotswold District Council, PO Box 9, Council Offices, Trinity Road, Cirencester, Gloucestershire GL7 1PY Telephone: 01285 643643

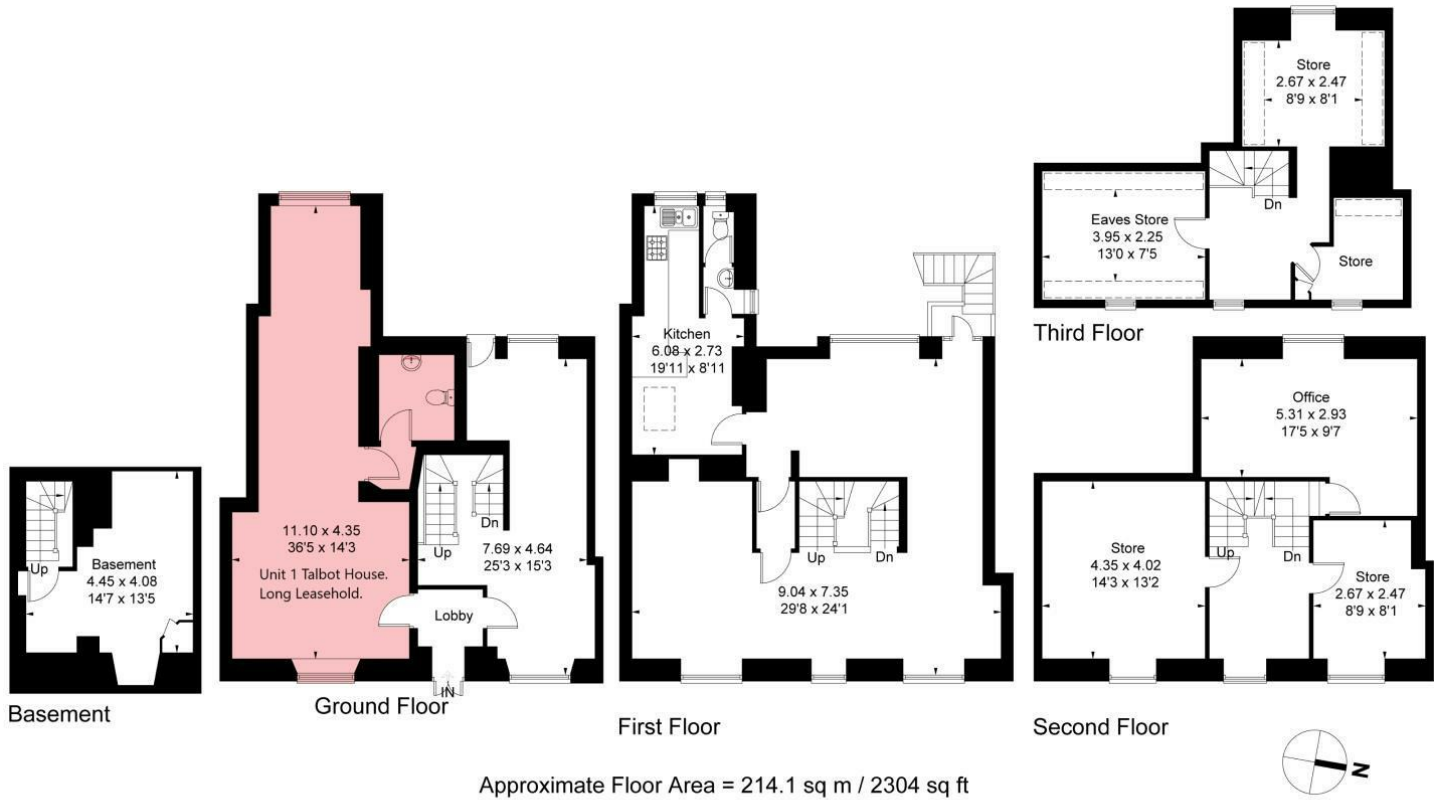
VENDOR'S SOLICITOR

QualitySolicitors Moore and Tibbits
34 High St, Warwick CV34 4BE
FAO: Christopher Houghton
Tel: 01926 491181

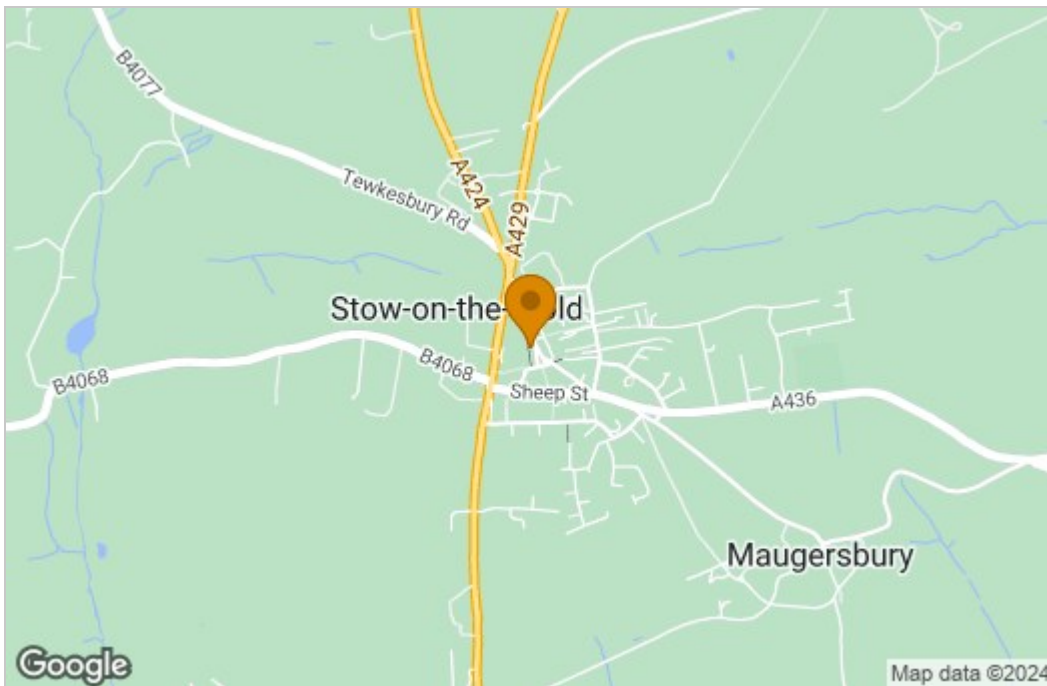
VIEWINGS

Viewings are STRICTLY BY APPOINTMENT ONLY via the Taylor and Fletcher, Stow on the Wold Office, 01451 830383. At least 24 hours notice is required.

Floor Plan



Area Map



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