

established 200 years

# Taylor & Fletcher



The Old Forge, 3 Church Street, Stow on the Wold

Guide Price £240,000

# The Old Forge, 3 Church Street

Stow On The Wold, GL54 1BE

*For Sale: Ground floor retail premises in the heart of Stow on the Wold*

- Income Producing
- Busy Trading Position
- Period Features
- 4 Years Unexpired Lease Term
- Ground Floor Shop
- Return Frontage
- WC and Cellar
- Retail Space approx 428 sq ft

## Location

Stow-On-the-Wold is a famous old market town with an excellent selection of shops supplying all normal requirements, good business and educational facilities, and various places of worship. Local occupiers include Scotts of Stow, Fat Face, Cutter Brooks, D'Ambrosi Fine Foods, Domestic Science, Fairfax and Favor, The Crock, Tresspass, Rohan and Huffkins. The area benefits from a number of boutique and traditional hotels, and has a range of eating and drinking establishments. The locality is served by a variety of superstores, such as Tesco, Co-operative, Aldi and farm shops such as Daylesford, Soho Farmhouse and Diddly Squat Farm Shop.

## Description

For Sale: The long leasehold interest (999 years from 2012) in Shop 3 The Old Forge (Ground Floor Shop). The property is located in Church Street with return frontage looking towards St Edwards Church, a busy thoroughfare within the town.

The ground floor shop has direct access from the street and has good display windows with double frontage onto Church Street and exhibits plenty of character with exposed timbers and a large fireplace. There is an office, store room and cloakroom at the rear with a cellar beneath part. The total Net Internal Area is approximately 533 sq ft (49.49 sq m).

The property is Grade II Listed.

## Services

Mains water, electricity and drainage are connected.



## Tenancy

The unit is currently let to:

Tenant: Crona's Candles Ltd

Rent: £15,500

Lease Term: 3 Years

Lease Commencement: April 2023

Break: Year 2

Tenancy: Outside the provisions of parts 24-28 of the Landlord and Tenant Act 1954

Rent Review: End of year 2 Upward only to market rent

Rent Deposit: 3 month rent deposit held.

Directors Guarantee

Repairs: Fully repairing and insuring. The shop is responsible for 7.4% of all repairs to the entire building and the buildings insurance premium.

Full lease details available from the agent.

## Outgoings

The current rateable value is £13,750 . Small business rates exemptions may apply.

## Repairs and Insurance

The long leaseholder is tasked with covering 7.4% of all repairs for the entire building, of which 3 Church Street is a part, as well as the buildings insurance premium. These costs are passed on to the tenant in full.

## Legal Costs

Each party to pay own legal costs.

## EPC

Pending

## Local Authority

Cotswold District Council, Trinity Road, Cirencester, Glos. Tel. 01285 623000

## Reservation Deposit

Prospective purchasers to pay £1,000 reservation deposit. This will be returned on exchange but retained by the agents in the event that the prospective tenants withdraw for any reason.

## Viewing

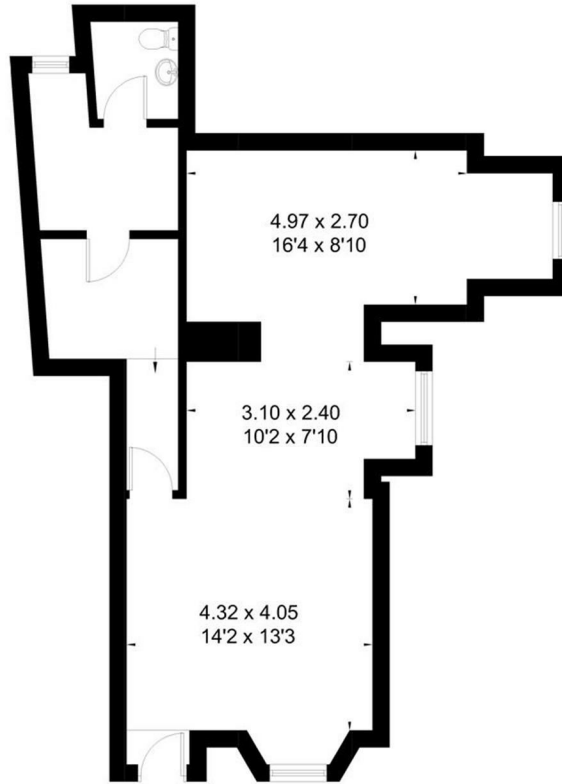
Strictly by appointment only through the Sole Agent, Tayler and Fletcher. Tel. 01451 830383.

## Agents Note

Note: This property is owned by the family of a consultant at Tayler and Fletcher.

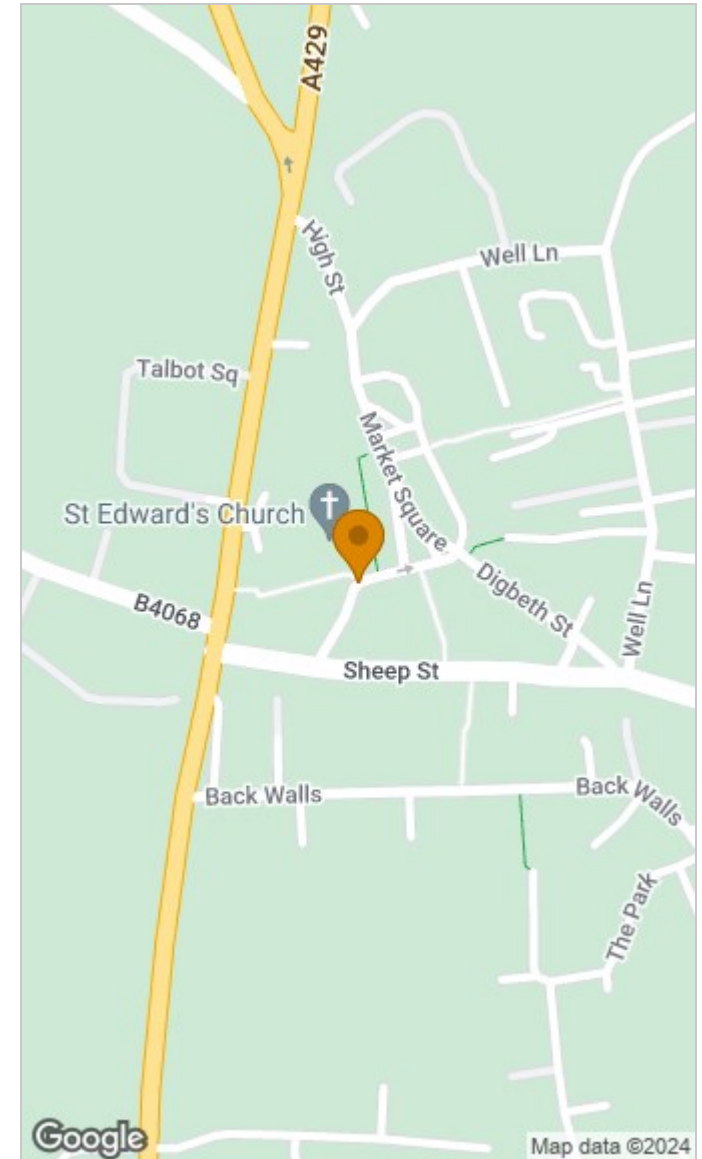
## Floor Plans (Illustrative Only)

Approximate Floor Area = 63.6 sq m / 684 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68821

## Area Map



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.