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Hart Villa, Sheep Street
Stow-on-the-Wold, GL54 1AA

Guide Price £350,000

Hart Villa
Sheep Street
Stow-on-the-Wold
Gloucestershire
GL54 1AA

- Freehold Commercial Opportunity.
 - Prominent Position.
 - Well Maintained OPPORTUNITY
- Potential for Alternative Uses (STP).
 - EPC - C 59.
 - Vacant Possession

An opportunity to acquire a freehold commercial property in Stow on the Wold with development potential (subject to planning).

STOW ON THE WOLD

Stow-on-the-Wold, nestled in the scenic Cotswolds, is a historic market town known for its charming stone buildings and rich heritage. The town centre features Georgian and Elizabethan architecture, with a bustling market square, quaint shops, and cosy cafes. Surrounded by picturesque countryside, it offers numerous walking trails and easy access to nearby Cotswold villages. Stow-on-the-Wold provides a balance of history and modern amenities, making it an attractive destination for those seeking a vibrant yet tranquil lifestyle.

CLOSE TO

The property is surrounded by a diverse and exciting mix of local businesses, including Clarendon Fine Art, Scotts of Stow, D'Ambrosi Fine Foods, Cotswold Cheese Company, Rohan, Cutter Brooks, Fairfax and Favor, Aspiga, Sam Wilson, and Huffkins. In addition to the vibrant retail scene, the area is home to several boutique

hotels and a variety of popular restaurants. The property's location is further enhanced by its proximity to other sought-after destinations, such as Soho Farmhouse, Diddly Squat Farm Shop and Daylesford Organic.

HART VILLA

Hart Villa is a well-maintained, three-storey, mid-terrace property suitable for a variety of commercial uses. The property offers a versatile layout with dedicated retail space on the ground floor and office accommodation on the first and second floors.

Key Features:

Ground Floor: Open plan retail area with a large rear storage room, WC facilities, and convenient stepped access to a usable basement.

First Floor: Well-proportioned kitchen at the rear and a dedicated office space at the front.

Second Floor: Single, spacious office room with a large bathroom.

Period Features: Original floorboards and flagstone flooring.

This property benefits from:





Versatile space, the property could be subdivided (subject to necessary consents). A very prominent location on Sheep Street and is viable to high volumes of passing traffic. Versatile layout for a variety of commercial uses. The possibility of residential conversion (subject to planning).

ACCOMODATION

Ground Floor - 40 square meters, 432 square feet, or 295 in terms of zone A (ITZA).

First Floor - 30 square meters, 324 square feet.

Second Floor - 20 square meters, 225 square feet.

Ground floor measured to net internal area (NIA) First and second floor measured in accordance with IMPS 3. All measurements approximate.

SERVICES

Mains electricity, gas central heating, water and waste. We have not tested these services.

BUSINESS RATES

The property currently has two rateable values effective from April 2023. The rateable values for both are below:-

Shop and premises - £8,000

Office and Premises - £3,800

PLANNING

The property might suit partial conversion to residential dwelling subject to planning consent. The property is not Listed however is within the Stow on the Wold Conservation Area.

GUIDE PRICE

Guide Price of £350,000.

EPC

EPC Rating - C 59. Expiring March 2029.

TENURE

Freehold and sold with vacant possession.

LOCAL AUTHORITY

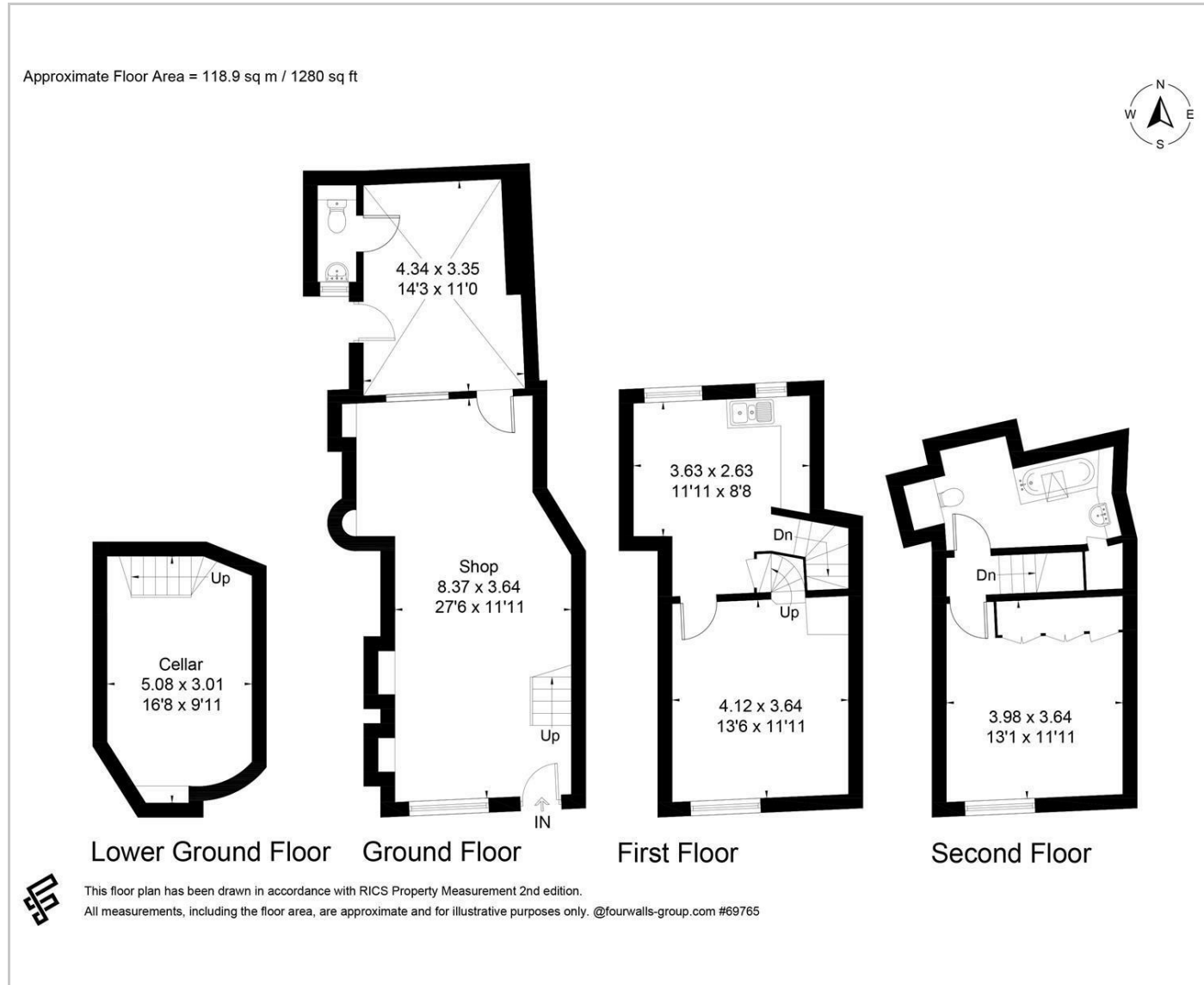
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

VIEWINGS

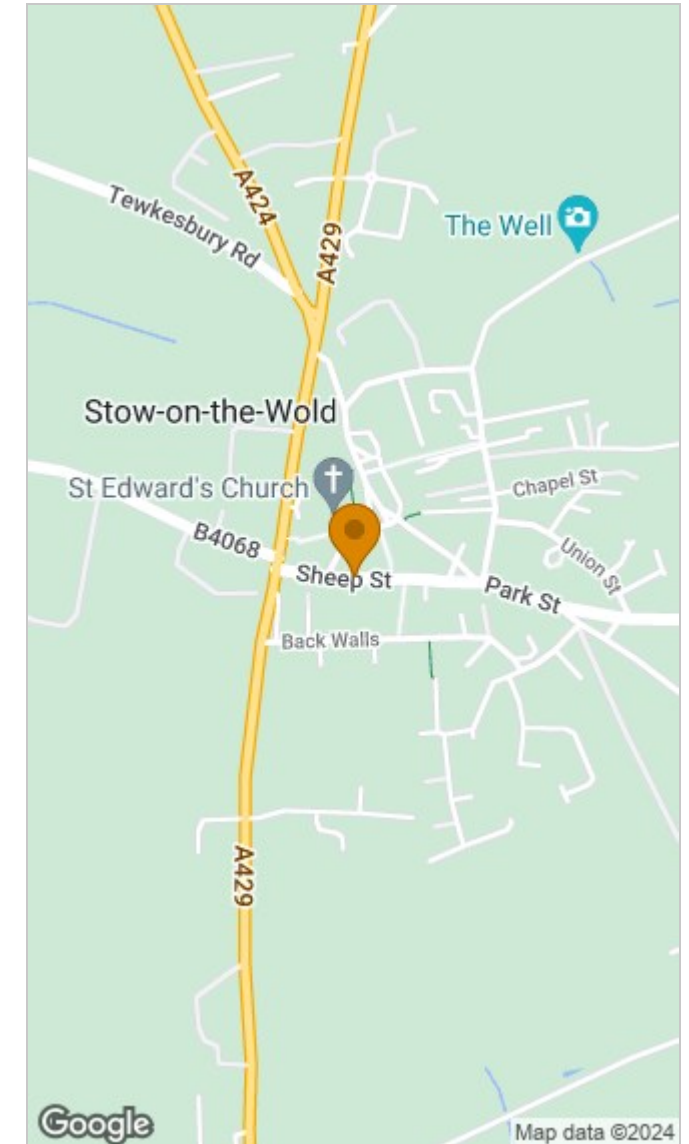
Strictly by appointment only through the Agents, Tayler and Fletcher.

Email: stow@taylerandfletcher.co.uk
Tel. 01451 830383.

Floor Plans



Area Map



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