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# Tayler & Fletcher



2 Refurbished Retail Units, 15 High Street  
Moreton-In-Marsh, GL56 0AH  
**From £25,000 Per Annum**





## 2 Refurbished Retail Units, 15 High Street

**Moreton-In-Marsh, GL56 0AH**

*TO LET - 15 High Street is a newly refurbished retail unit with a corner aspect in a prestigious location in the heart of Moreton-In-Marsh.*

- Prime position.
- Return frontage.
- Near by retailers include Tesco Express.
- Newly referbished white box condition.
- New lease available.
- Ready for occupation.

### LOCATION

MORETON-IN-MARSH is a well-known and busy North Cotswold market town situated at the junction of the Fosseway (A429) and the Oxford-Worcester trunk road (A44). The town has a wide range of shops and amenities providing everyday needs. The town has benefitted from a number of residential developments recently and can now boast an Aldi, Cooperative Food, Tesco Express and a modern hospital. There is a main line Train Station with a regular service to London Paddington via Oxford and Reading. Other nearby towns include Stow-on-the-Wold 4 miles, Cheltenham 23 miles and Stratford-upon-Avon 17 miles.

### SITUATION

The property is situated on the corner of the High Street and Corder's Lane in the centre of Moreton-In-Marsh.

### ACCOMMODATION

15 High Street Moreton-In-Marsh - A newly refurbished retail premises, white box finish with large open plan space, an impressive return frontage, and kitchenette and W/C to the rear. Number 15 is approximately 619 square feet (57.5 sq m) or 455 square feet in terms of Zone A.

### RENT

15 High Street Moreton-In-Marsh - £25,000 per year exclusive (Plus VAT).

### TERMS

A new lease for a term of years to be agreed.

### USE

We understand that the property currently benefits from Class E of the Use Classes Order in England (September 2020). The property may not suit a restaurant user.

### SERVICES

We understand mains electricity, water and drainage are connected to the property. We have not tested any of the service installations.

### BUSINESS RATES

The properties will be assessed for business rates on completion of the refurbishment.

### EPC

The property currently has an EPC rating of C - 70, valid until 9 January 2030.

### VAT

The building is VAT registered and so VAT at the prevailing rate will be payable upon the rent.

### RENTAL DEPOSIT

The landlord may require a rental deposit to be held for the duration of the term. If the interest is from new business start up then the landlord may request a full business plan to support any application to rent the property.

### RESERVATION DEPOSIT

The prospective Lessee will pay the agents a reservation deposit of £900 (£750 plus VAT) which will be returned upon completion. If the proposed lessee withdraws for any reason the deposit will be retained by the Agents to cover administrative expenses.

### LOCAL AUTHORITY

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

### VIEWINGS

Strictly by prior appointment.

Please contact Robert Holley or Oliver Evans  
Tayler and Fletcher, Fox Cottage, Digbeth Street,  
Stow on the Wold, Gloucestershire,  
GL54 1BN.

T: 01451 830383

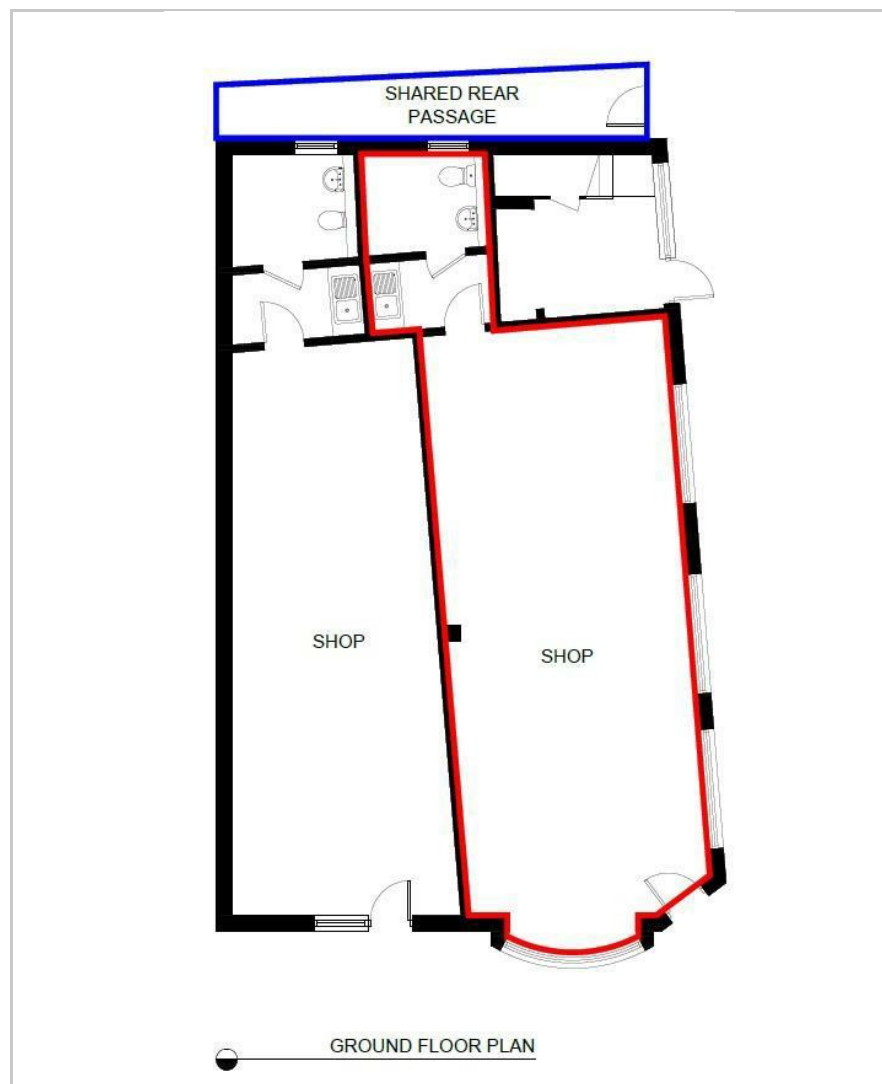
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[oliver.evans@taylerandfletcher.co.uk](mailto:oliver.evans@taylerandfletcher.co.uk)

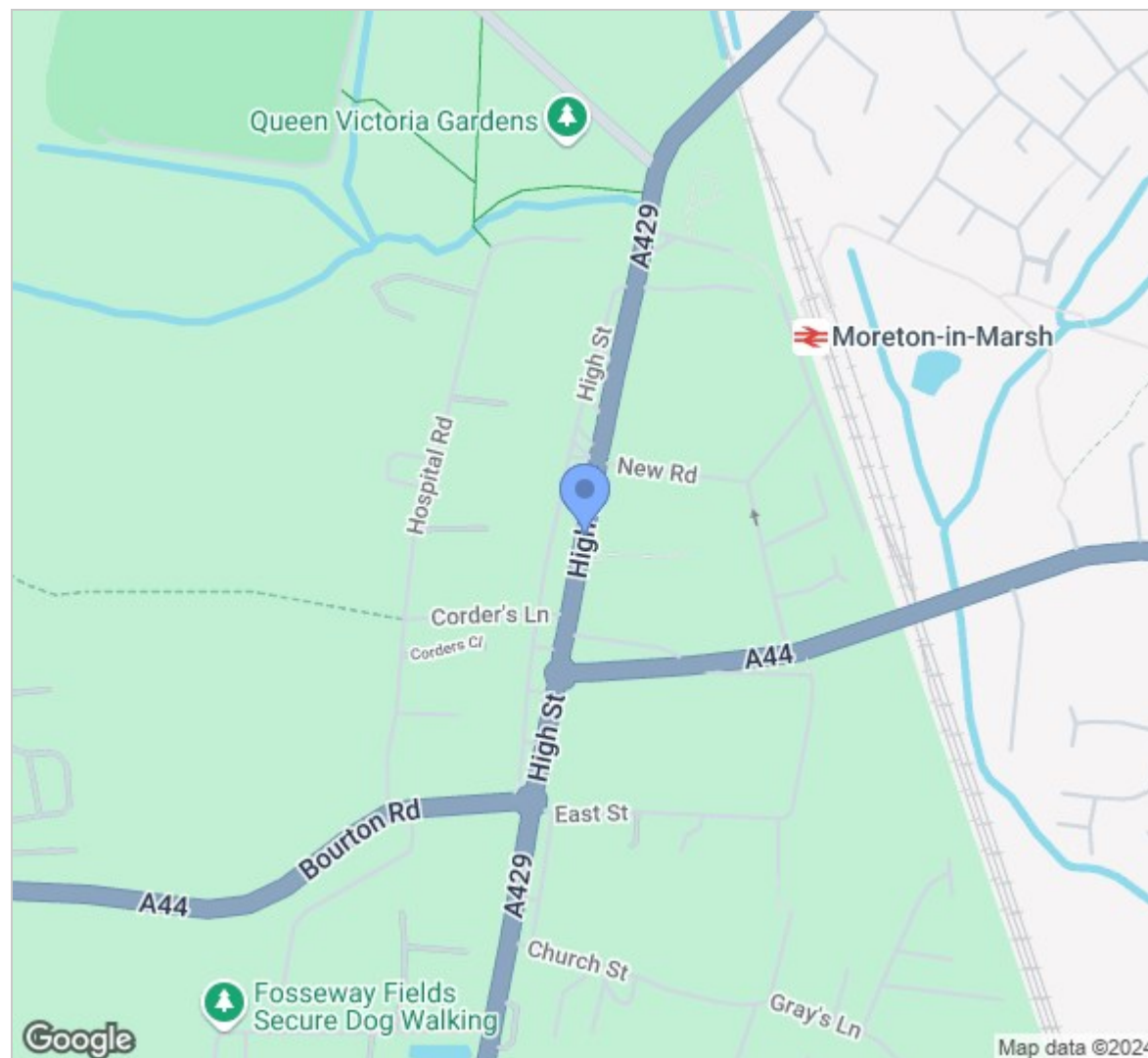




## Floor Plan



## Area Map



## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

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.