

established 200 years

Tayler & Fletcher



Pine House, The Square, Stow-on-the-Wold GL54 1AF

£4,800 Per Annum

FIRST FLOOR OFFICE IN THIS FINE VICTORIAN BUILDING ON THE TOWN'S SQUARE. FLEXIBLE TERMS AVAILABLE

- Office 5 A/B 236sq ft
- Flexible Occupation Available
- Includes Storage Area and Sink
- Dual Aspect Accommodation
- Modest Service Charge
- £4,800 per annum.

taylorandfletcher.co.uk

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STOW ON THE WOLD

STOW ON THE WOLD is an attractive famous old Cotswold market town with an excellent selection of shops supplying all normal requirements. Local occupiers include, Scotts of Stow, Fat Face, Mountain Warehouse, Trespass, The Crock, 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, Tesco, Co-operative, Aldi, Budgens and farm shops such as Daylesford.

PINE HOUSE

Has been run successfully as a multi occupation office building for over 30 years. The premises provides accommodation with maximum flexibility in terms of leases and office space. Stow on the Wold is a lovely working environment with excellent connections.

TERMS AND USE

New flexible lease/licence terms to be agreed. The accommodation can be used for a variety of purposes now it falls under Class E.

OFFICE 5 A/B

Office number 5 A/B is approx. 236 sq ft making 8% of the total repair/ service charge payable by the occupier.

RENT

Rent of £4,800 Payable quarterly in advance (£1,200 per quarter)

SERVICE CHARGES

Paid by % of total space occupied, to include Repairs, Rates, Insurance, Heat, Light, Cleaning of common areas, Management fees, chargeable quarterly in arrears. Last year's service charge for office 5 A/B was approximately £907.

REPAIRS

Charged within service charge to a maximum annual cost of £15,000 + VAT for repairs to the building, being shared in proportion to service charge percentage. Each tenant to decorate own suite every 3 years and in final year.

SERVICES

Gas fired central heating, shared kitchen and WCs, mains metered gas, electricity and water, mains drainage and fire alarm system.

OUTGOINGS

Rateable value for Office 5 A/B is £1,800 for effective from April 2023. Assuming it is your only Commercial Property, 100% small business rate relief should be applicable.

ARRANGEMENT FEES

Standard fee for lease £200 + VAT. Tenant to bear Landlord's extra legal fees and their own if there is a dispute.

RESERVATION DEPOSIT

Prospective tenants to pay £400 reservation deposit. This will be returned on signing the lease but retained by the agents in the event that the prospective tenants withdraw for any reason.

VIEWINGS

Strictly by appointment through Tayler and Fletcher. Tel. 01451 830 383.

