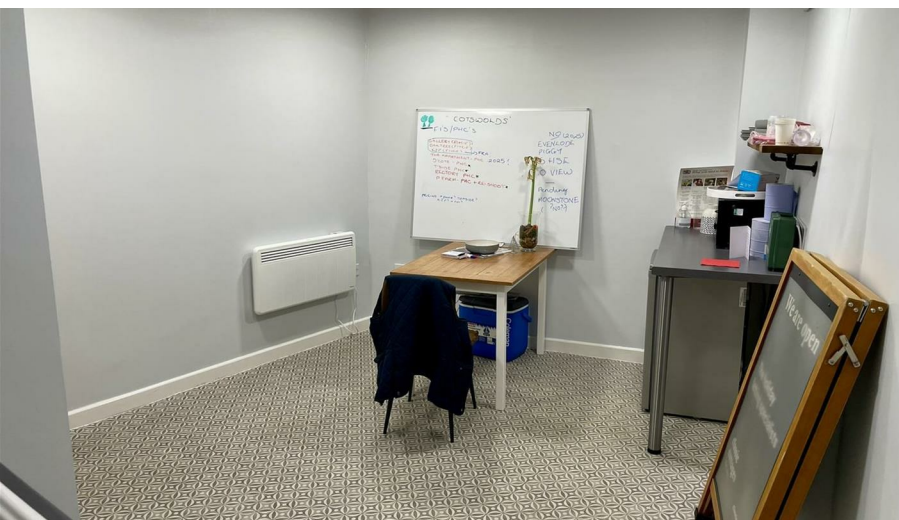


established 200 years

# Tayler & Fletcher



21 High Street  
Moreton-In-Marsh, GL56 0BJ  
**£22,000 Per Annum**



## 21 High Street

Moreton-In-Marsh, GL56 0BJ

*Prime Location in Centre of Cotswold Market Town. TO LET on a New Lease.*

- Prime Location.
- Class E Opportunity.
- To Let on a New Lease.

- Centre of Cotswold Market Town.
- New Terms To Be Negotiated.
- Ground Floor Lock Up Shop.

### 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.

### PROPERTY

The ground floor retail/showroom is situated in the heart of Moreton-In-Marsh and benefits from good frontage onto the High Street with a sizeable display window. The property currently has the main retail/showroom area at the front with small office, WC's and kitchen/staff room at the rear.

### ACCOMMODATION

All measurements are approximate Net Internal Areas (NIA) and measured in accordance with the RICS Property Measurement (1st Edition May 2015 Incorporating IPMS).

Ground Floor Retail = (60.16 sq m) 648 sq ft

### NEW LEASE

A new lease is available on internal repairing terms, with a contribution via a service charge for the repairs of the whole building (and effective full repairing and insuring lease). The lease is to be outside of the security provisions provided by the Landlord and Tenant Act 1954 (Section II).

### RENT

Rent of £22,000 per annum.

### USE CLASS

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 Type User.

### SERVICES

It is understood that mains water, three phase electricity and drainage are all connected but we confirm we have not tested any service installations and any tenant must satisfy themselves as to the state and condition of such items.

### REFERENCES/DEPOSIT

Trade, accountant's and personal references may be required. The landlord may require a rental deposit to be held for the duration of the term. If the interest is from a new business start up, then the landlord may request a business plan to support any application to rent the property.

### RESERVATION DEPOSIT

The prospective Lessee will pay the agents a reservation deposit of £1,200 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.

### IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful applicant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

### EPC

The property has an Energy Performance Certificate with a rating of C-52 (Expiring June 2033).

### BUSINESS RATES

The Rateable Value for the premises is currently £19,000 effective from 2023. The property may require reassessment upon occupation.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel 01285 623034.

### VIEWINGS AND FURTHER INFORMATION

Please contact either Robert Holley or Oliver Evans on 01451 830383.

Tayler and Fletcher,  
Fox Cottage, Digbeth Street,  
Stow on the Wold,  
Gloucestershire  
GL54 1BN

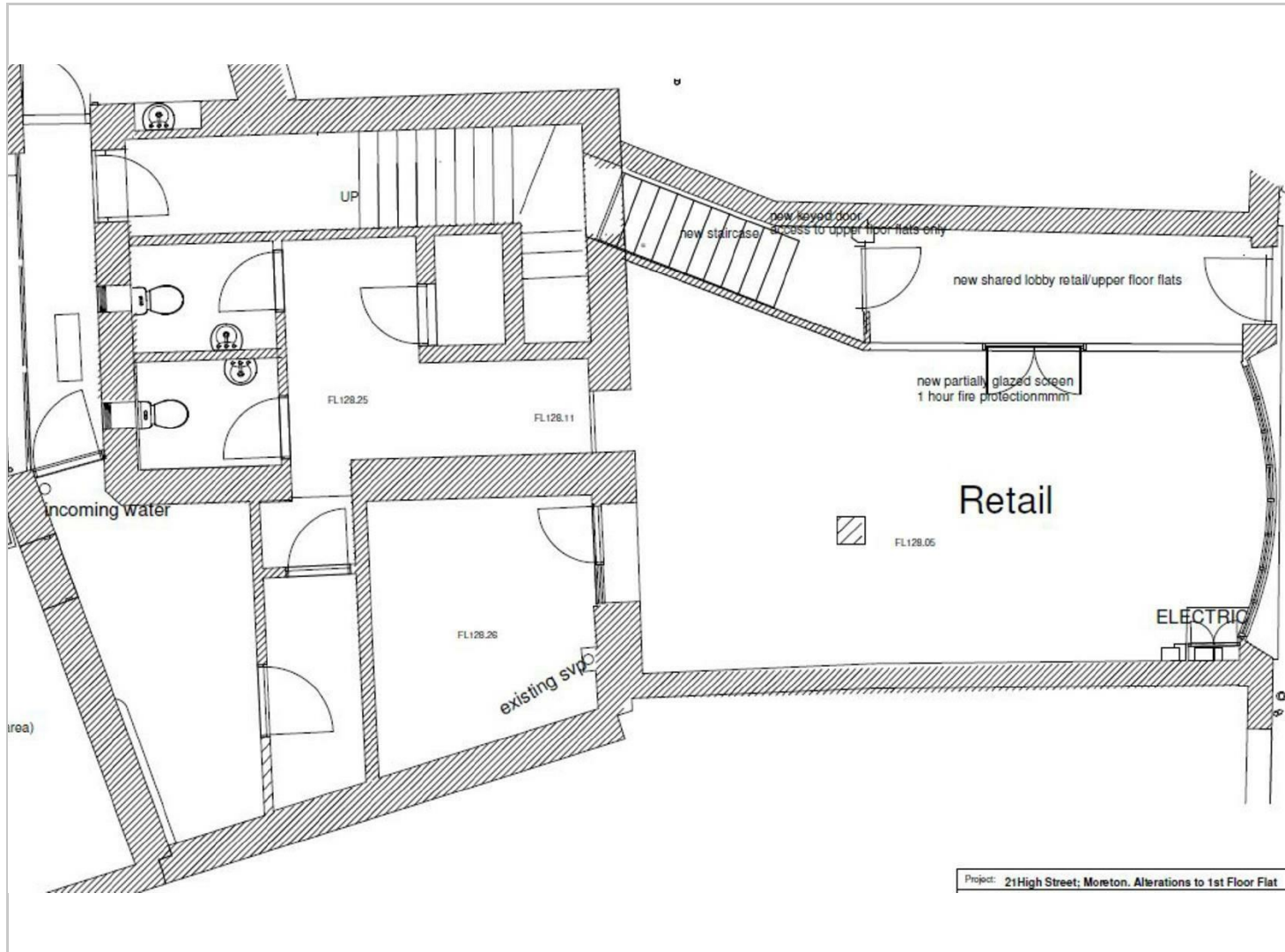
robert.holley@taylerandfletcher.co.uk or  
oliver.evans@taylerandfletcher.co.uk

### What3Words

///keyboards.divisions.liner



## Indicative Floor Plan



## Area Map



## Viewing

Please contact our Stow-on-the-Wold Lettings 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.