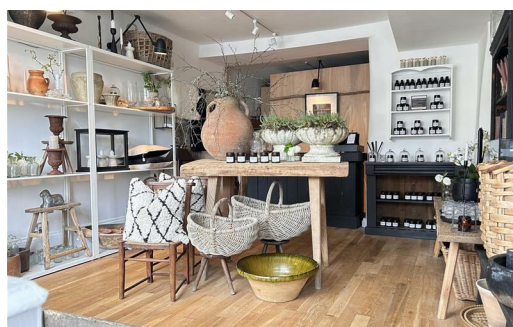


established 200 years

Tayler & Fletcher



9 Sheep Street, Stow on the Wold, Cheltenham GL54 1AA

£12,500

An excellent opportunity to take on a ground floor retail premises with off street parking in the heart of Stow on the Wold.

taylorandfletcher.co.uk

LOCATION

STOW ON THE WOLD is a famous Cotswold market town with an excellent selection of shops supplying all normal requirements. Local occupiers include, Scotts of Stow, Fat Face, Fairfax and Favor, Aspiga, Trespass, The Crock, Rohan, Huffkins and The Cotswold Company. 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, and farm shops such as Daylesford and Diddly Squat Farm Shop.

It is conveniently placed for such centres as Cheltenham (18 miles), Stratford upon Avon (18 miles), Evesham (15 miles), Oxford (28 miles) and Moreton in Marsh with main line station (4 miles). There are excellent bus services to, or connecting with, surrounding towns. All distances are approximate only.

SITUATION

9 Sheep Street forms part of the street terrace of stone-built shops at the top of Sheep Street, close to the Fosseway. The property is highly visible from passing traffic, and is positioned directly opposite The Cotswold Company's flagship store.

DESCRIPTION

Ground floor retail premises with showroom fronting onto Sheep Street. Large open plan retail space with W/C to the rear. Showroom Area of 295 sq ft (27 sq m). Externally, the property also has the benefit of a single parking space to the rear of the property, accessed via Wraggs Row.

PRICE/RENT

The property is advertised either For Sale with offers in the region of £180,000 or To Let for £12,500 per annum.

BUSINESS RATES

The current rateable value for the property from 1st April 2023 is £8,300. We understand this falls under the current threshold for small business rates relief.

LETTING INFORMATION

The property is available to let on a new lease for a term of years to be agreed. A reservation fee of £1200 will be required and payable on the agreement of "Heads Of Terms" and a rent deposit will also be required. References will be sought, other matters will be subject to negotiation.

SERVICES

Mains electricity, water and drainage are connected to the property. We have not undertaken tests to assess the suitability of these services.

USE

We understand the property is class E.

LOCAL AUTHORITY

Cotswold District Council. Telephone 01285 623000.

LISTING STATUS

We do not believe the property to be listed.

EPC

Commercial EPC Rating D-80 valid for 10 years to March 2033.

SERVICE CHARGE

A fair proportion of the freeholders costs to maintain and repair the property.

VAT

We do not believe the property to be elected for VAT.

VIEWINGS

Viewings are to be made by appointment only with the sole agents:

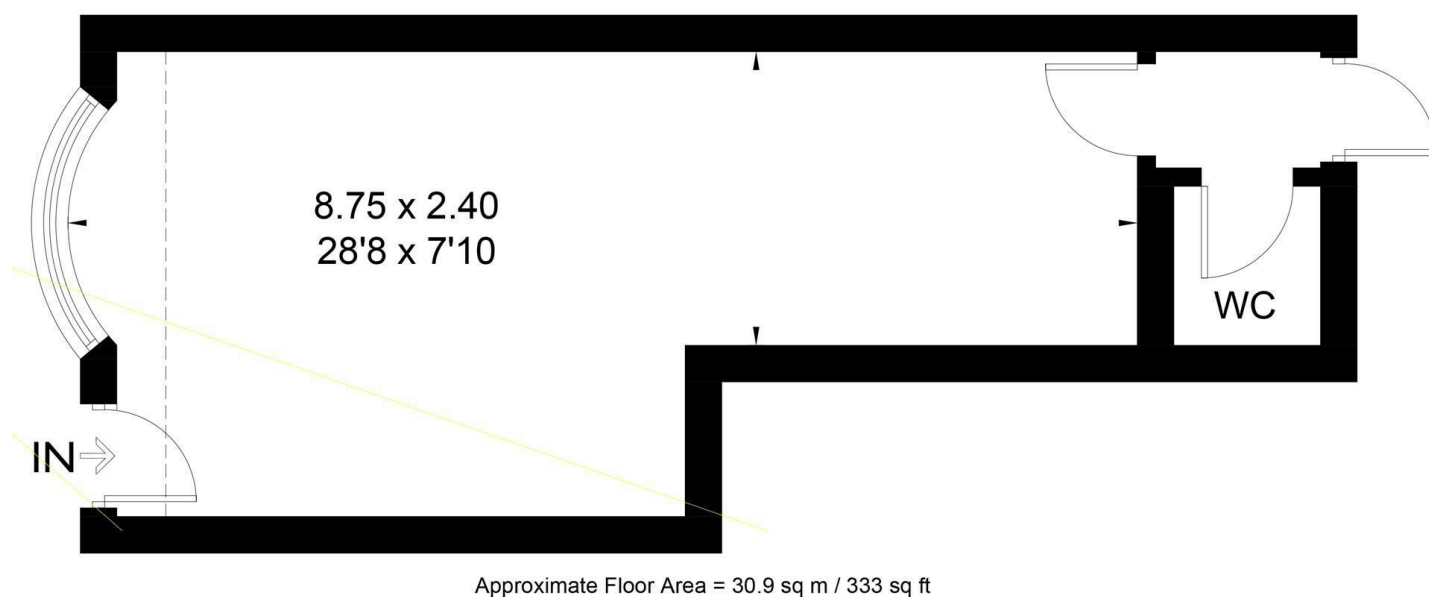
Tayler and Fletcher, Fox Cottage, Digbeth Street, Stow on the Wold, GL54 1BN.

Tel: 01451 830 383

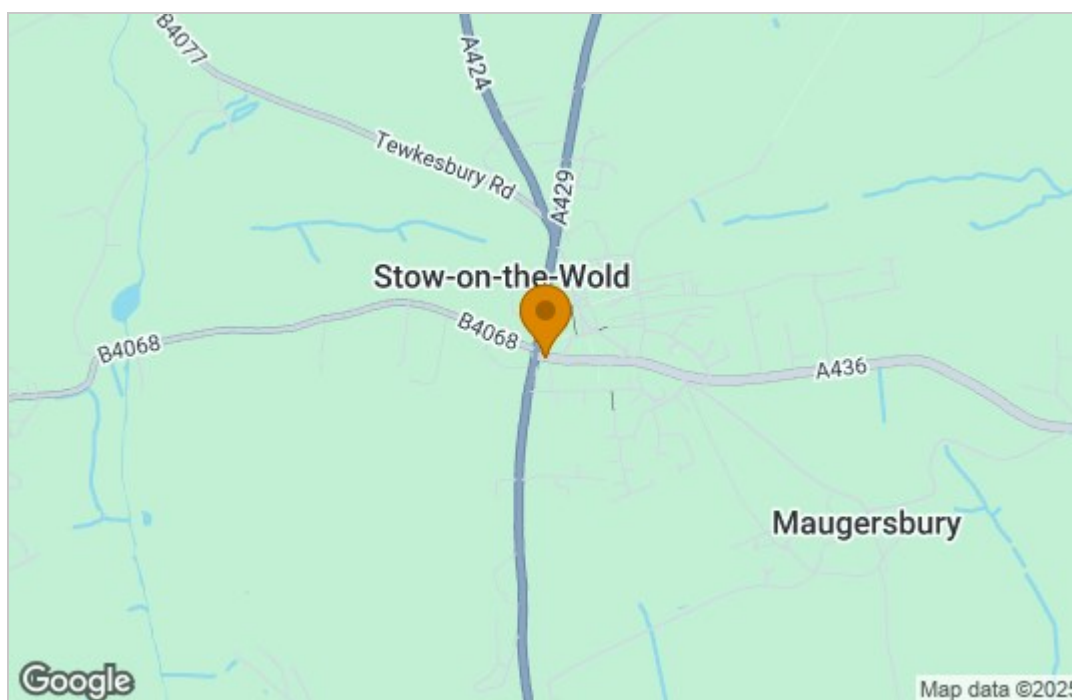
Email: robert.holley@taylerandfletcher.co.uk

oliver.evans@taylerandfletcher.co.uk

Floor Plan



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.