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# Tayler & Fletcher



**Lyndhurst Sheep Street, Stow-on-the-Wold, GL54 1AA**

**£16,400 Per Annum Deposit**

- New Lease Available
- Rent of £16,400 per annum
- Ground Floor Café Premises
- Approx 250 sq ft Dining Area

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## Stow-on-the-Wold

STOW ON THE WOLD is an attractive market town with an excellent selection of shops including Scotts of Stow, Fat Face, Cotswold Cheese Company, The Crock Cook Shop, Fairfax and Favor, D'Ambrosi Fine Food, Domestic Science, Rohan and Huffkins Bakery. The town also has the benefit of a range of boutique pubs, bars, and restaurants. There are also a number of well known farm shops in the nearby vicinity including Daylesford and Diddly Squat Farm Shop.

Nearby towns include Cheltenham (18 miles), Bourton-on-the-Water (5 miles), and Burford (10 miles).

## Description

Lyndhurst Café is a ground floor café/restaurant overlooking Sheep Street in Stow on the Wold. The property is within a short walk from the Market Square through various cut through's leading into the town centre. Main Dining Area approximately 250 sq ft with fully equipped kitchen and storage area of approximately 120 ft sq. Also a rear lobby and separate WC.

## Rent

The rent will be £16,400 per annum.

## Services

Mains water (metered), gas, electric and drainage are connected.

## EPC

EPC Rating C - 52. Valid until 3 February 2033.

## Rateable Value

Rateable Value £8,500. This shop may benefit from retail relief and Small Business Rates Relief so it is advised that interested parties should make their own enquiries to the local billing authority (Cotswold District Council) to ascertain the exact rates payable.

## Legal Costs

Each party to bear their own legal fees.

## Local Authority

Cotswold District Council, PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY Telephone: 01285 643643

## Use and Planning

We understand that the property is NOT Listed however is within the Stow on the Wold Conservation Area. The current use is Class E and has previously been used as a cafe.

## Lease

The new lease will be an internal repairing and insuring lease with a fair and reasonable contribution to the building insurance premium and cost of maintenance and repairs for the shared areas and freehold of the building.

## 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.

## Rental Deposit

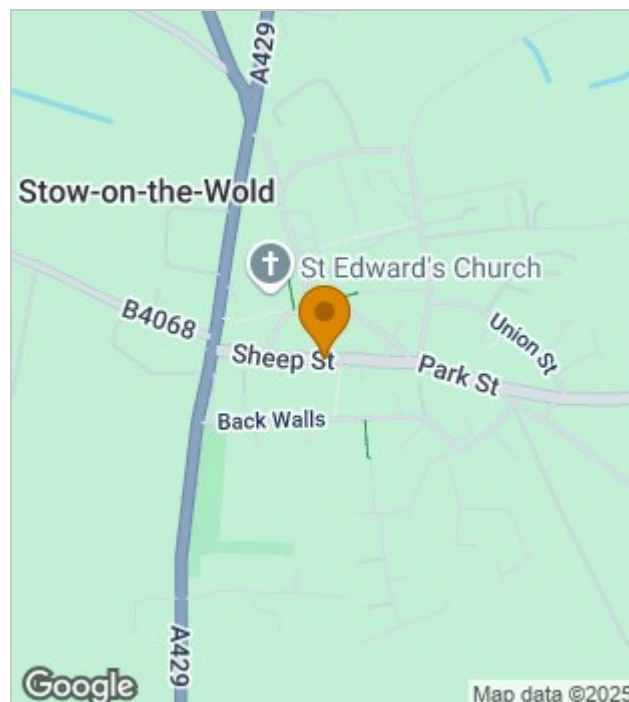
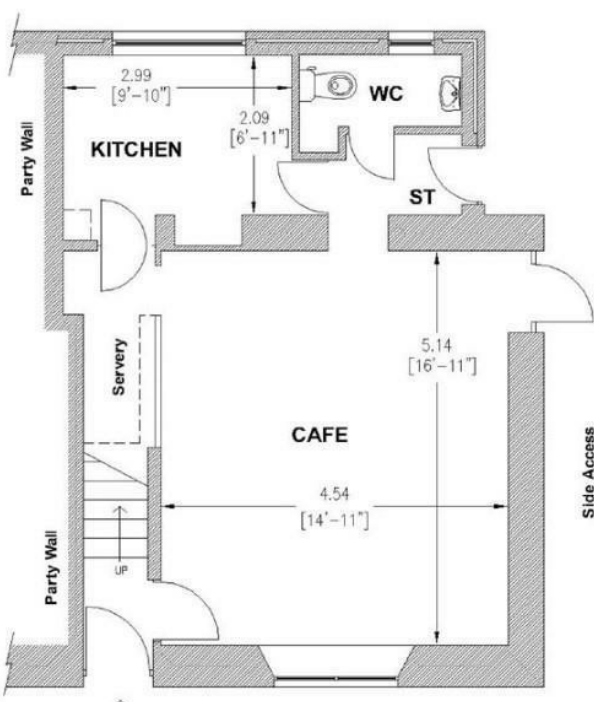
The landlord may require trade references, a personal guarantor and/or a rental deposit to be held for the duration of the term. If the interest is from new business start up then the landlord may also request business plans to support any application to rent the property.

## Viewings

Viewings Strictly by Appointment with Tayler and Fletcher.

Telephone: 01451 830383.

Email: [oliver.evans@taylorandfletcher.co.uk](mailto:oliver.evans@taylorandfletcher.co.uk) or [robert.holley@taylorandfletcher.co.uk](mailto:robert.holley@taylorandfletcher.co.uk)



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