

established 200 years

# Tayler & Fletcher



Hardcastle Williams, Sheep Street, Stow-on-the-Wold GL54 1AA

**£15,000 Per Annum Deposit**

*Well Placed Premises With Good Frontage and Shop Window, All on the Ground Floor*

- To Let on New Lease
- Fully Repairing and Insuring
- Approximately 463 sq ft
- Subject to Contract

[taylorandfletcher.co.uk](http://taylorandfletcher.co.uk)

# Hardcastle Williams, Sheep Street, Stow-on-the-Wold, Glos, GL54 1AA

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## Location

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, 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, Tescos, Co-operative, Budgens and farm shops such as Daylesford. 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.

## Description

These premises are well placed with good frontage and shop window all on the ground floor. The accommodation comprises:

### Lobby

With access to flat above. Ramp down in to:

### Showroom

16'9" x 13'2" (5.11 x 4.01)

Having laminate floor, low voltage lighting, electric night store heater and door to:

### Consulting Room

13'6" x 11'3" (4.11 x 3.43)

This room is carpeted, has good lighting and door to courtyard garden.

### Kitchenette

7'6" x 6'9" (2.29 x 2.06)

Having sink and worktop, door to W.C. with hand basin.

### Courtyard Garden

With stone storage shed (shared with the flat above)

## Lease

New six year Lease is being offered with three yearly upward only rent review.

## Rent

The rent will be £15,000 per annum, payable quarterly in advance.

## Repairs

Fully internal repairing responsibilities and 60% of structural repairs.

## Insurance

The tenant will be responsible for their own contents and third party cover, and 60% of the building insurance.

## Reservation Deposit

Upon agreeing to take the lease, the prospective Lessee will be expected to pay a reservation deposit of £720. This will be refunded upon completion, but, should the prospective Lessee withdraw for any reason, the deposit will be retained to cover administrative costs.

## Rateable Value

Rated as Offices and Premises from 1st April 2023. Rateable Value of £4,200. Potential tenants may be exempt from Business Rates subject to their own status.

## Local Authority

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

## Planning

Listed Grade II in 1983. We understand the property falls under Use Class E.

## EPC

A new EPC has been instructed.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

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

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