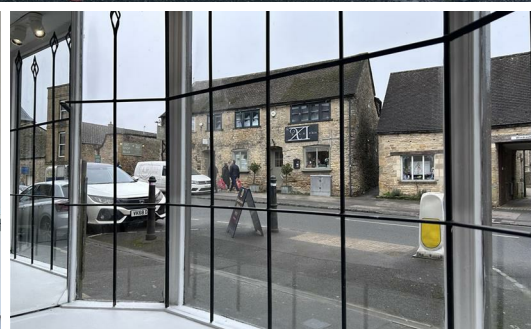


established 200 years

Tayler & Fletcher



50 Sheep Street, Stow-on-the-Wold GL54 1AA

£15,900 Per Annum

*Shop To Let - Ground floor self contained shop premises available.
Flexible space with great frontage onto Sheep Street, Stow on the Wold.*

taylorandfletcher.co.uk

50 Sheep Street, Stow-on-the-Wold, Gloucestershire, GL54 1AA

LOCATION

Stow on the Wold is on one of the most popular Cotswold Towns with year round tourism, renowned for its vibrant community and bustling retail scene. There is a diverse and exciting mix of businesses, including Clarendon Fine Art, Scotts of Stow, D'Ambrosi Fine Foods, Cotswold Cheese Company, The Crock, Rohan, Crew Clothing, Fairfax and Favor, Aspiga, Sam Wilson, and Huffkins. Additionally, the area boasts several boutique hotels and a variety of popular restaurants. Stow's popularity is further enhanced by its proximity to other popular destinations such as Soho Farmhouse, Diddly Squat Farm Shop and Daylesford Organic.

DESCRIPTION

The ground floor retail element of 50 Sheep Street is constructed of part Cotswold stone elevations and part rendered elevations. Pleasing front elevation with a bay window fronting Sheep Street. Return frontage with display windows and access to the Show Rooms from the side. Internally the property is made up of the main showroom area with additional showroom in the middle. There is also additional storage and WC at the rear. The Net Internal Area is 551 sq ft (51.2 sq m).

LEASE

A new commercial lease is available for a term of years to be agreed, subject to a minimum 12 month term.

RENT

The rent will be £15,900 per annum (£1,325 pcm).

REPAIRS & INSURING

Internal repairing (and also windows) and 50% of the buildings insurance. For the year 2025 to 2026 the building insurance is £590.98 for the Shop.

EPC

The property has an EPC rating of C - 68.

SERVICES

Mains water, drainage and electricity are connected to the property.

RESERVATION DEPOSIT

The prospective Lessee will pay the agents a reservation deposit of £750 which will be returned upon completion. If the proposed lessee withdraws for any reason the deposit will be retained.

BUSINESS RATES

The Rateable Value is £9,100 effective from April 2023. Tenants may benefit from 100% Small Business Rate Relief and interested parties should contact the local authority to ascertain the exact rates they may have to pay.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester. Tel: 01285 623000

VIEWINGS

Viewings are to be conducted by prior appointment only with the sole agents Tayler and Fletcher, by contacting Oliver Evans on oliver.evans@taylerandfletcher.co.uk or Robert Holley on robert.holley@taylerandfletcher.co.uk



Directions

Cheltenham 18 miles Stratford-upon-Avon 20 miles Bourton on the Water 4 miles, Moreton-in-Marsh 4 miles Mainline train station at Kingham 5 miles and Moreton-in-Marsh with service to London Paddington via Oxford.