

established 200 years

Tayler & Fletcher



The Office, The Vaults at Stow, The Square, Stow On The Wold, Cheltenham GL54 1AF

Newly renovated, single story premises, located behind Stow's Market Square with the benefit of courtyard parking.

£14,000 Per Annum

taylerandfletcher.co.uk

LOCATION

Stow on the Wold is 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, The Crock, Rohan, Rohan, Penelope Chilvers, Fairfax and Favor, Aspiga, Sam Wilson and The Cotswold Company. Additionally, the area boasts several boutique hotels and a variety of popular restaurants/ eateries. Stow's popularity is further enhanced by its proximity to other popular destinations such as Soho Farmhouse, Diddly Squat Farm Shop and Daylesford Organic. Stow is well placed for neighbouring Cotswold towns including Bourton on the Water (4 miles), Burford (10 miles) and Chipping Campden (10 miles) as well as wider commercial centres such as Cheltenham (18 miles) and Oxford (30 miles). The town also has easy access to rail networks, including Moreton and Kingham stations (4 & 5 miles away) both with a direct line to London Paddington.

DESCRIPTION

The office has been completed to a high standard and forms part of 'The Vaults at Stow', a highly desirable conversion development of a former Bank. The premises are set to the rear of the development which is located in the heart of Stow's iconic market square. The property also has the significant benefit of secure, courtyard parking, accessed via Well Lane. Internally, the office comprises an open plan layout with space for up to four desks, plus a kitchenette. Additionally there is a cloakroom with WC and basin, accessed via a hallway with additional storage space.

NET INTERNAL AREA

The office has a net internal area (NIA) of 240 sq ft (22 sq m) and also benefits from a small storage area within the office building.

RENT

We are quoting a rent of £14,000 per annum.

LEASE

A new commercial lease is available for a term of years to be agreed.



SERVICE CHARGE

To be confirmed.

USE CLASS

We understand the premises to be Use Class E.

SERVICES

We understand mains electric, water and drainage are connected to the property. We have not tested any of the service installations.

BUSINESS RATES

The property has a rateable value of £2,250 effective from 1st March 2025.

EPC

The property has an EPC rating of D-91, valid until 9th June 2035.

LOCAL AUTHORITY

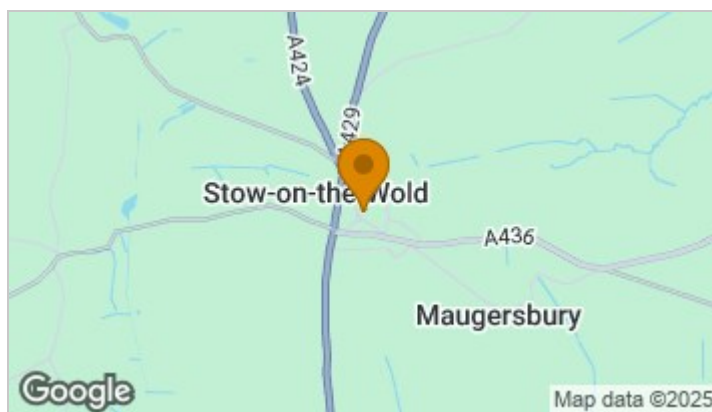
Cotswold District Council, Trinity Road, Cirencester. Tel: 01285 623000

RESERVATION DEPOSIT

To secure the property, a reservation deposit of £1,200 shall be payable to the agent, which will be refunded promptly upon completion of the lease agreement.

VIEWINGS

Strictly by prior appointment only, and can be arranged by contacting either Robert Holley or Oliver Evans on:-
robert.holley@taylorandfletcher.co.uk or
oliver.evans@taylorandfletcher.co.uk



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