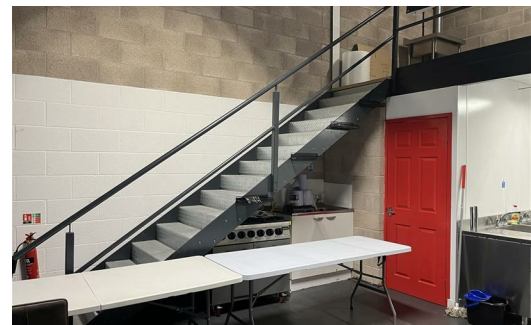
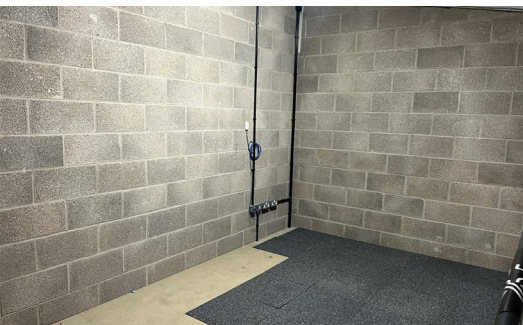


established 200 years

# Tayler & Fletcher



24 Old Station Yard, Bourton-on-the-Water GL54 2HQ

**£8,610 Per Annum**

*MODERN INDUSTRIAL UNIT CONFIGURED AS CATERING KITCHEN. PREMISES TO LET, WITH A PREMIUM TO BE PAID FOR THE CATERING EQUIPMENT.*

- Modern Commercial Unit
- Ideal for food business.
- Inclusive Rent
- Allocated Parking
- Class E Use
- Equipment sold separately.
- Flexible Licenses Agreement

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

## Situation

Old Station Yard Business Centre comprises a new development of start up industrial units within an established commercial area in Bourton-on-the-Water. The wider estate has a range of well-known occupiers and is strategically located just off the A429 Fosseway. Cheltenham (15.4 Miles) Stow on the Wold (4 Miles) Cirencester (15.6 Miles) Burford (12.2 Miles) \*All distances are approximate.

## Description

Industrial unit currently configured and equipped for a commercial kitchen. The equipment is being sold separately,

Internally, the accommodation provides warehouse/workshop space with a mezzanine level above. Each unit has its own toilet and kitchenette.

Externally, the units are clad in grey micro ribbed composite cladding with a profiled metal roof. Every unit has a motorised up and over roller door with a pedestrian door fitted within it

## Accommodation

All measurements are approximate Gross Internal Areas (GIA) and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Unit 24 - Ground Floor 40.41m<sup>2</sup>, Mez 12.88m<sup>2</sup>, total 53.3m<sup>2</sup>

## Catering Equipment

Lincat Phoenix Electric Free standing induction oven.  
Sink Unit.  
Mixer taps.  
Wall Mounted Hood Extraction.  
Duct pack.  
Freezers.  
6 Burner Buffalo Oven

Prices available on request. Payment to be made to the outgoing tenant on completion.

## Services

We are advised electricity, water and drainage are available or connected to the Properties, but we confirm we have not tested any service installations and any tenant must satisfy themselves as to the state and condition of such items.

## Terms

12 month licence agreement.

## Rent

Unit 24 - £8,610 (excluding VAT)

## Rent Deposit

Two months rent will be required as a deposit.

## Agreement Fee

The incoming tenant will be responsible £200 + VAT for setting up agreements and relevant documentation.

## VAT

VAT is payable on the rent.

## Business Rates

Unit 24 - £7,800

The property qualifies for small business rates relief subject to tenants eligibility.

## Viewings

Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold Contact: Robert Holley or Harry Penman  
Telephone: 01451 830 383 E-mail: robert.holley@taylerandfletcher.co.uk  
harry.penman@taylerandfletcher.co.uk

