

established 200 years

# Tayler & Fletcher



Lloyds Bank The Square, Stow On The Wold, Cheltenham GL54 1BJ

**£75,000**

*An exceptional opportunity to secure a new lease for a prominent and substantial historic building situated in the centre of the Market Square in Stow-on-the-Wold, with the advantage of car parking to the rear.*

**Deposit**

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

## SITUATION

The former Lloyds Bank is situated within the Market Square in Stow-on-the-Wold, a prime trading location. Stow-on-the-Wold is an attractive famous old Cotswold market town with an excellent selection of shops. Local occupiers include, Scotts of Stow, Fat Face, DOG (Just for Pets), Fairfax and Favor, The Crock, Rohan, Trespass, Sam Wilson, Huffkins & Crew Clothing. The area benefits from a number of boutique and traditional hotels, and has a range of popular eating and drinking establishments. The locality is served by a variety of superstores, Tesco and Co-operative. The property is further enhanced by its close proximity to Soho Farmhouse, Daylesford Farm and Diddly Squat Farm Shop.

## DESCRIPTION

The premises comprise a substantial commercial property offering 2,948 sq ft (273 sq m) of internal accommodation over three floors including a ground floor Net Internal Area of 1,563 sq ft (145 sq m). The first floor is approximately 691 sq ft (64 sq m) and second floor approximately 694 sq ft (64 sq m) and were last used as office and storage. The property is situated in a prime trading location in this popular Cotswold Market Town. The property is built chiefly of natural stone under a slate roof with later extensions to the rear. The accommodation is shown indicatively on the floor plans and includes front trading area, middle showroom, rear offices, strong room, first floor offices and ladies and gentleman's cloakrooms.

## OUTSIDE

To the rear of the property there is a good sized car park suitable for up to approximately 11 vehicles (Exact rear car park available to be confirmed). The site extends to approximately 0.154 acres (0.062 hectares).

## RENT

The property is being offered as a whole for a rental of £75,000 per annum.

## LEASE

A new lease to be negotiated for a set number of years.

## BUSINESS RATES

The property currently has a rateable value of £46,250.

## SERVICES

We understand that the property benefits from mains Gas, Water, Sewerage, and Electricity. We have not tested any of these services.

## USE

We understand the property benefits from use class E which allows (amongst other uses), shops and retail outlets, financial and professional services, restaurants, cafes and bars, offices and co-working spaces, medical and health services.

## 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.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX Telephone 01285 623000.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated E, and is valid until 21st November 2034.

## VAT

To be confirmed

## VIEWING

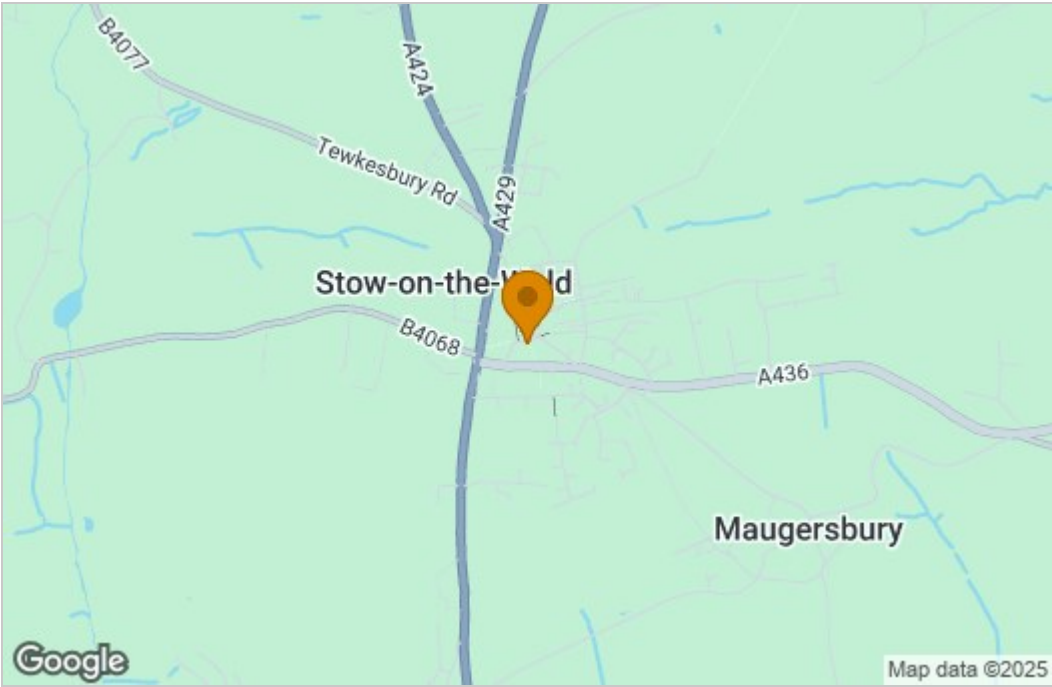
Viewings are strictly by appointment only and can be arranged by contacting Robert Holley on [robert.holley@taylorandfletcher.co.uk](mailto:robert.holley@taylorandfletcher.co.uk) or [oliver.evans@taylorandfletcher.co.uk](mailto:oliver.evans@taylorandfletcher.co.uk).



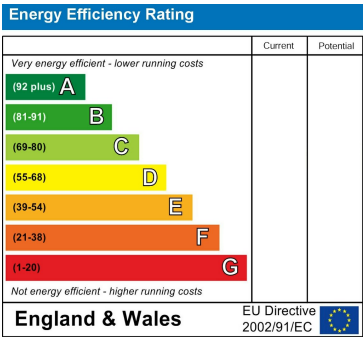
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.