

established 200 years

# Tayler & Fletcher



Hook House High Street  
Chipping Campden, GL55 6AT  
**£20,000 Per Annum**





## Hook House High Street

Chipping Campden, GL55 6AT

*A self contained shop situated in the heart of Chipping Campden with approximately 583 sq ft of retail space over two showroom floors.*

- Prime Location
- Lock Up Shop
- Cotswold Market Town
- New Lease

### LOCATION

Chipping Campden is a picturesque market town located in the Cotswolds, a designated Area of Outstanding Natural Beauty in Gloucestershire. Renowned for its charming honey coloured limestone buildings, historic architecture, and idyllic countryside, Chipping Campden offers a desirable setting for businesses and visitors alike.

Chipping Campden attracts a diverse demographic, including local residents, tourists, and visitors from nearby towns and cities. The town has a mix of families, professionals and retirees who appreciate the area's natural beauty, cultural heritage, and vibrant community. The town boasts a range of amenities that cater to both residents and tourist, and features a variety of independent shops, boutiques, art galleries, antique stores and traditional English pubs. There are also a number of restaurants, cafes and tearooms offering a selection of local and international cuisine. Additionally, Chipping Campden hosts regular farmers' markets, cultural events, and festivals, enhancing its appeal as a thriving business and leisure destination. Outdoor enthusiasts can enjoy hiking, cycling, and exploring the scenic Cotswold Way, which starts (or ends) in Chipping Campden.

### ACCESSABILITY

Chipping Campden benefits from good transport links, providing convenient access to surrounding areas and major transportation hubs. The town is situated near the A44 road, which connects to the nearby towns of Moreton-in-Marsh and Evesham and is also within a short distance from Stratford Upon Avon. The nearest main line train stations are

Honeybourne (5 miles) and Moreton-in-Marsh (6.5 miles) offering direct services to London and Oxford.

### SITUATION

Hook House is a Grade II Listed, mid-terraced shop situated in the centre of Chipping Campden. The property overlooks the centre market square car park and has a number of popular shops close by such as Fillet and Bone, Bromley's of Cotswolds, Cotswold Luxe and Robert Welch Designs.

### ACCOMMODATION

The shop is accessed direct from the High Street and into the showroom area. Main showroom area benefits from a large bay window, with a small WC and kitchenette situated at the rear. There are stairs providing access to more retail area on the first floor benefitting from dual aspect windows. There is also additional storage available on the second floor.

### AREA

The Net Internal Area is  
Ground Floor 284 sq ft (26.4 sq m)  
First Floor 300 sq ft (27.9 sq m)  
Total - 584 sq ft (54.2 sq m)

### RENT

The property is offered on a new lease for a rent of £20,000 per annum exclusive.

### TERMS

The property is available on a new full repairing and insuring lease based on a minimum of 3 years and to be contracted outside of the security provisions provided by the Landlord and Tenant Act 1954 (Section II).



## EPC

EPC Rating C - 66 expiring 3 September 2035.

## DEPOSIT/SECURITY

The Landlord may request to hold a rental deposit for the duration of the agreed term depending on covenant strength and/or guarantee provided. References may also be required.

## OUTGOINGS

The ingoing tenant will be responsible for their own electric, water, connectivity, business rates and contents insurance.

## 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 by the Agents to cover administrative expenses.

## BUSINESS RATES

The property has a rateable value of £14,750 and may be eligible for some small business rates relief. Interested parties should make their own enquiries with the Local Authority.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

## VIEWING

Viewing strictly by appointment only. Please contact either Robert Holley or Oliver Evans on:- Tel: 01451 830 383

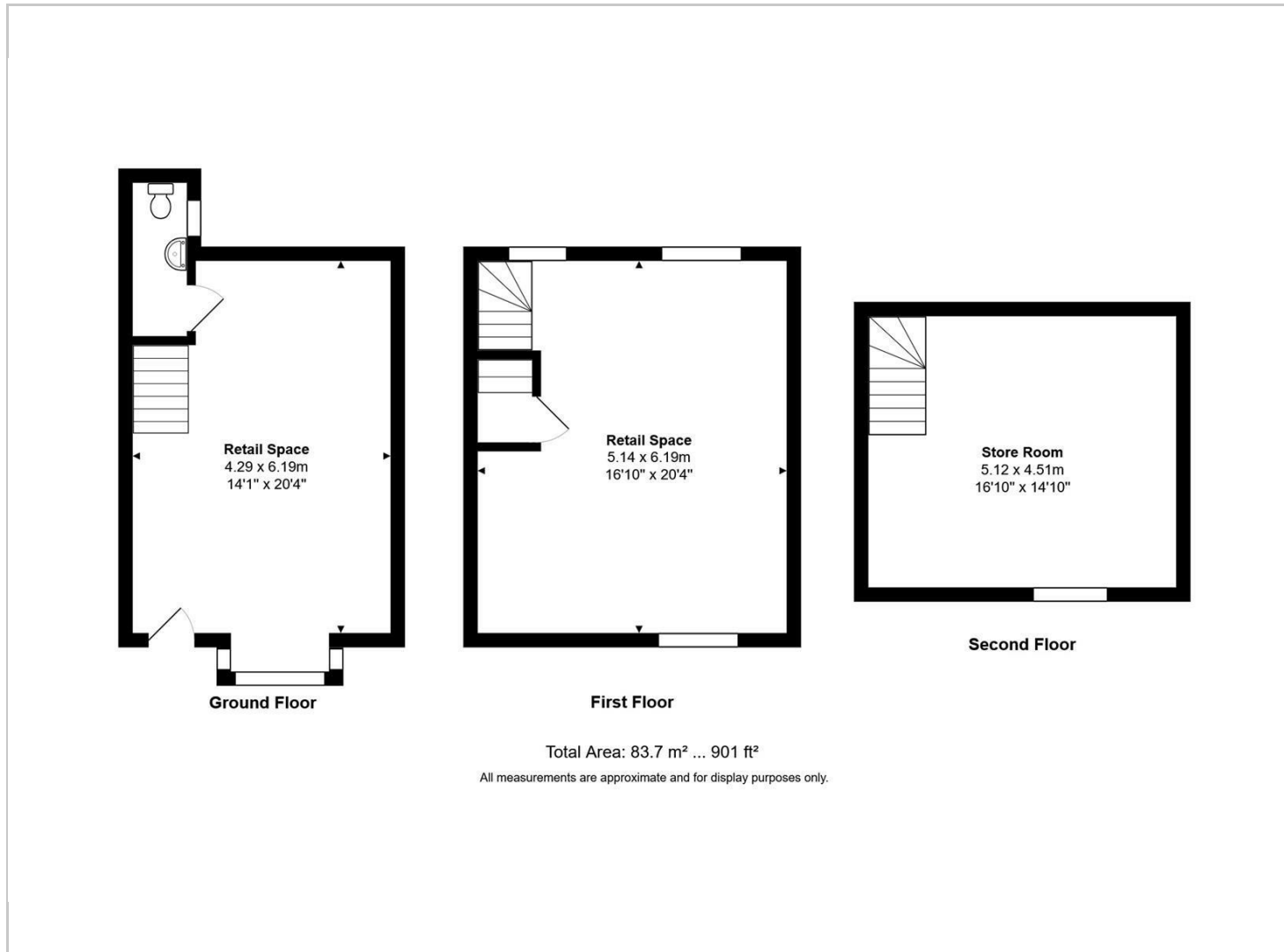
Email: [robert.holley@taylorandfletcher.co.uk](mailto:robert.holley@taylorandfletcher.co.uk) or [oliver.evans@taylorandfletcher.co.uk](mailto:oliver.evans@taylorandfletcher.co.uk)

## AGENTS NOTE

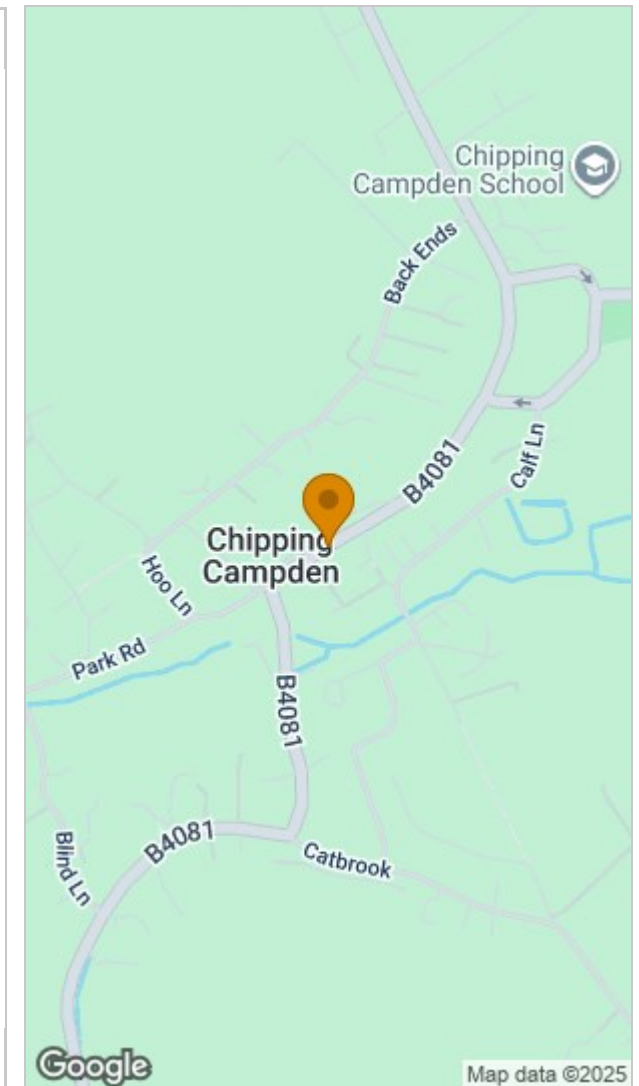
The property is also available For Sale at a guide price of £375,000. For more information please contact the agent.



## Floor Plan



## Area Map



## Viewing

Please contact our Commercial Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.