

3 NEW STREET

PAINSWICK
GLOUCESTERSHIRE



3 New Street, Painswick, Stroud, Gloucestershire, GL6 6XH

SUPERBLY LOCATED COMMERCIAL PREMISES IN THE HEART OF THE COTSWOLD VILLAGE OF PAINSWICK, OFFERING OVER 1000 SQ FT OF SPACE, INCLUDING A KITCHEN, CLOAKROOM AND GOOD SIZED CELLAR

Open-plan Commercial Space, including a spacious Reception Area and two Separate Office Sections, Enclosed Meeting Room, Filing/Storage Area, Kitchen, Cloakroom with WC, Cellar

GUIDE PRICE £230,000

DESCRIPTION

3 New Street offers the rare opportunity to purchase commercial premises in a prime location in the heart of Painswick. Offering light-filled open-plan commercial space, the premises are accessed via New Street, the main street running through the heart of this idyllic Cotswold village. A spacious reception area with ample room for seating and a reception desk, provides an ideal welcome space, with two spacious and bright open-plan rooms leading off either side. An enclosed meeting/interview room is located to the rear of the building, providing the perfect space for confidential meetings or a quiet work space. The property benefits from lovely period features including historic mullion windows, a throw-back to the cottage once housed in half of the building. A kitchen plus separate storage space, cloakroom with WC and filing/storage area, are housed to the rear of the property. There is a spacious cellar with good head height, ideal for overflow storage.

The property offers a multitude of possibilities including office space, a shop or to convert to residential use (subject to the necessary consent). NB: half of the building was formerly Candleman's Cottage.

DIRECTIONS

The property is located within minutes of our Painswick office, several doors along, heading towards the traffic lights, on the right hand side.

LOCATION

Painswick is an idyllic village located in the heart of the Cotswolds. Popular with tourists and with a thriving local community, the area has attracted several new and thriving businesses in the last few years. Well placed for transport links with trains into London Paddington from nearby Stroud Station, with a travel time of circa 90 minutes, the village is also well placed for

ease of access to both the M4 and M5 motorways. The village benefits from a thriving boutique hotel, The Painswick, two popular pubs, several cafes and a village shop, as well as its own designer fabric shop and chemist. One of the key draws to the area, is the excellent choice of schools in both the private and state sector, with a popular village school and several selective grammar schools in nearby Stroud, Gloucester and Cheltenham.

For sporting enthusiasts, there is a golf course on Painswick Beacon and wonderful countryside for riding, cycling and walking.

The spa town of Cheltenham is within 20 minutes drive, with excellent shopping facilities and well known for its National Hunt racecourse and annual music, arts, science and literature festivals. Stroud is less than ten minutes drive with three major supermarkets and an award winning Saturday Farmer's Market.

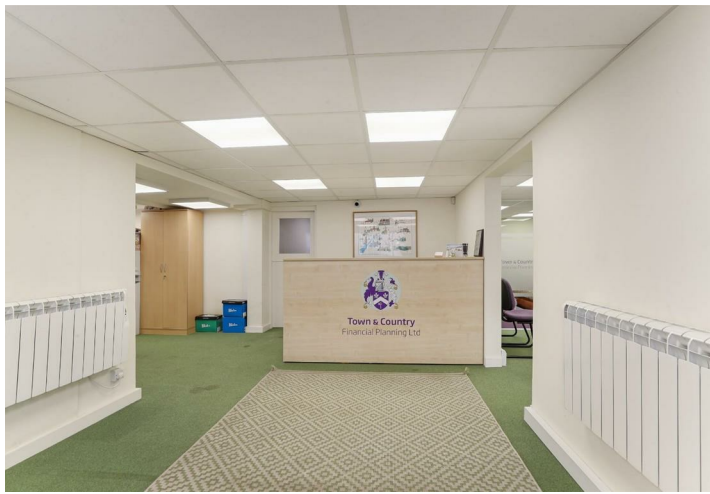
TENURE Leasehold
EPC EER: Current 46 / Potential 0
SERVICES Electric heating, mains drainage, business rate band 13250

VIEWING By prior appointment with **MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property**

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



3 New Street, Painswick, Stroud, Gloucestershire,

Approximate IPMS2 Floor Area

Office 102 sq metres / 1098 sq feet

Cellar 9 sq metres / 97 sq feet

Total 111 sq metres / 1195 sq feet

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07890 327 241

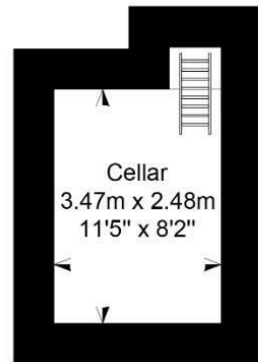
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This plan is for identification and guidance purposes only.

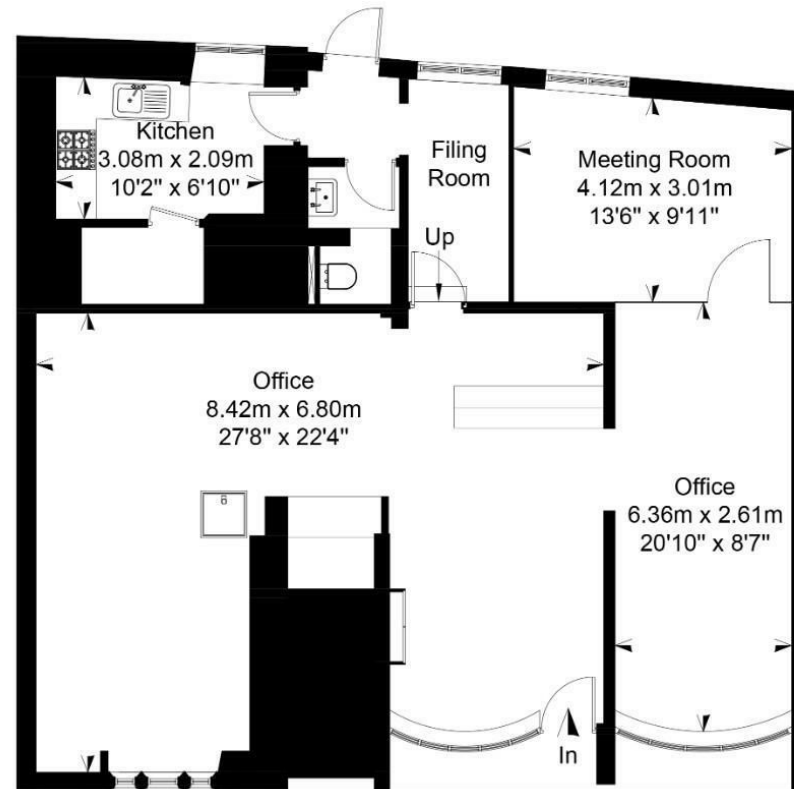
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Cellar
Accessed Via Trap Door



Ground Floor



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Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



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