

OLD FLEECE COMMERCIAL SPACE

PAINSWICK



Old Fleece Commercial Space Bisley Street, Painswick, GL6 6QQ

A HANDSOME GRADE II LISTED, COMMERCIAL PROPERTY ON THE GROUND FLOOR WITH A LARGE CELLAR, FULL OF CHARACTER FEATURES & RIGHT IN THE HEART OF THE SOUGHT AFTER VILLAGE OF PAINSWICK

Entrance Porch, Entrance Hall, 2 Commercial "Shop/Office" Areas, Back Hall, Cellar and Cloakroom

OFFERS IN THE REGION OF £150,000

DESCRIPTION

Old Fleece is a Grade II listed Cotswold stone terraced property thought to date back to the 17th Century or earlier and then restored in 1942 by Sir George Oatley. It has been the subject of further restoration and extensive refurbishment with a office space on the ground floor which has recently been run as a successful hairdressing salon. There are 2 separate spacious salon areas, cloakroom, back storage area and large cellar.

LOCATION

Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially Cotswold village with pretty streets lined with stunning historic homes. The Old Fleece is within minutes of the many amenities, including a local shop, chemist, two pubs, several cafes and a sought after boutique hotel, The Painswick, is ideally located for ease of living. Positioned at the top of Bisley Street, in the heart of the village so is an ideal place for a commercial premises.

One of the key draws to the area is the excellent choice of schools, with grammar schools in Stroud, Gloucester and Cheltenham, as well as many popular schools in the private sector and a popular primary school in the village. The Painswick community is a welcoming one, with numerous local events and plenty to see and do in the local area. The Cotswold Way runs through the village, offering a lovely source of walks and nearby Painswick Beacon plays host to a golf course and the historic Rococo Gardens are within walking distance of the Old Fleece.

Well placed for commuting, Painswick is circa 90 minutes to London by train, from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

Motorway M5 J11a - 6.5 miles, Motorway M5 J13 - 7 miles, Motorway M4 J15 Swindon - 35 miles, Gloucester Railway Station - 6.5 miles, Stroud Railway Station - 4 miles, Cheltenham (central) - 10.5 miles. Distances are approximate.

DIRECTIONS

Old Fleece is most easily found by leaving our office in Painswick on the A46 in the direction of Cheltenham. Take the first right onto Bisley Street where the Old Fleece commercial space can be found after a short distance on the left hand side.

AGENTS NOTE

The property comes with the freehold of the whole building. The two bed flat above is also for sale by separate negotiation or can be bought as a whole.

TENURE

Freehold

EPC

EER: Current null / Potential null

SERVICES

Mains Electricity, Gas, Water and Drainage are connected.

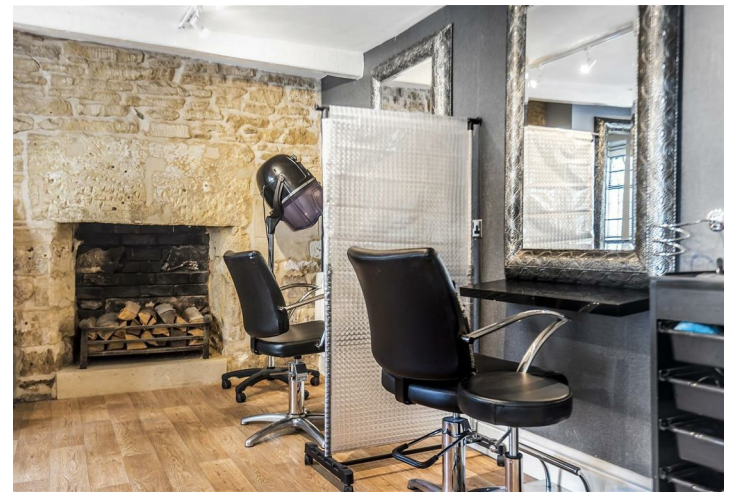
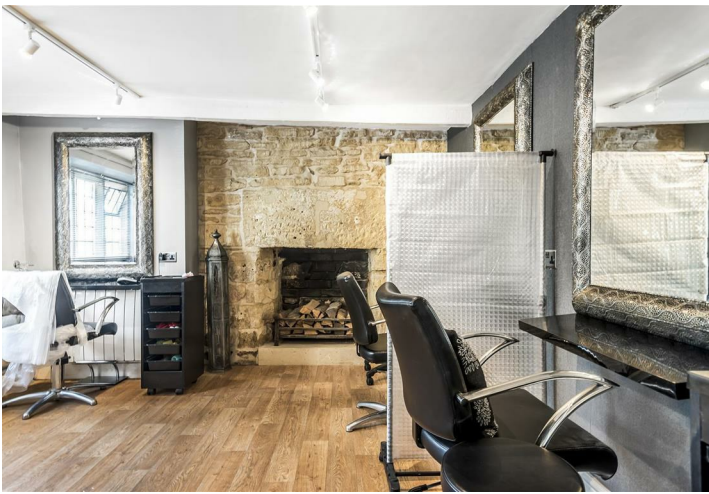
VIEWING

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

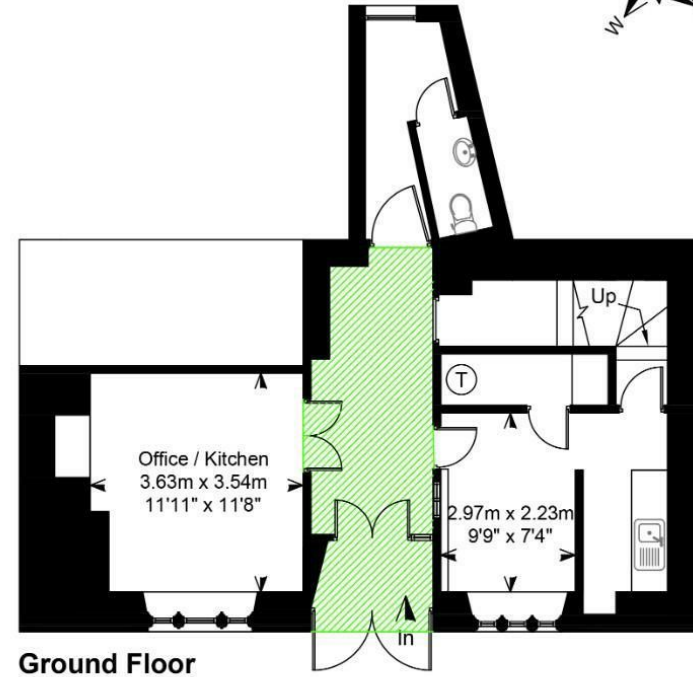
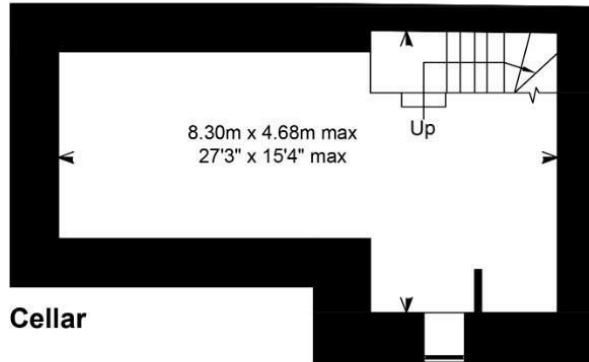
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Old Fleece, Bisley Street, Painswick, Stroud, Gloucestershire

Approximate IPMS2 Floor Area	
Ground Floor	33 sq metres / 355 sq feet
Cellar	30 sq metres / 323 sq feet
Total	63 sq metres / 678 sq feet

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 07890 327 241
 Job No SP3031a
 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



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