

MEADOWS CAFE

PAINSWICK

GLOUCESTERSHIRE



Meadows Cafe, St Marys Street, Painswick, Gloucestershire, GL6 6QG

A RARE OPPORTUNITY TO ACQUIRE COMMERCIAL PREMISES TOTALLING CIRCA 1100 SQ FT OF SPACE IN THE HEART OF THE POPULAR VILLAGE OF PAINSWICK, CURRENTLY RUN AS A SUCCESSFUL CAFE, CLOTHING AND GIFT SHOP

Main Shop, Dining area, Back Room, Changing area, Staff Room, Cloakroom, Kitchen and large Cellar

GUIDE PRICE £275,000

DESCRIPTION

Meadows Café is a substantial Grade II listed commercial space, full of charm and character and is thought to date back to the 1700's. The building has been extensively and stylishly renovated by the current owner and is currently run as a successful cafe, clothing and gift shop, by the renowned fashion designer, Louise Markey. Divided into 4 rooms, Meadows offers versatile space, along with a fully fitted staff kitchen and customer cloakroom. The café is a hugely popular hub in the centre of the village and would be ideal for someone looking to take-on a successful business. The shop and cafe attract both regular and tourist customers and is also used to host regular workshops, including jewellery making and fashion design.

DIRECTIONS

The property is most easily located by leaving our office in Painswick and turning left in Victoria Street heading into the village. Continue for a short distance until you reach a sharp corner around to the left and Meadows Cafe can be found directly in front of you.

LOCATION

Meadows' location in the heart of the village, is one of its key attributes. In a prime location on St Marys Street and bordering Painswick's historic church with its manicured yew trees, the shop is ideally located both for local residents and for visitors. Referred to as 'The Queen of the Cotswolds', Painswick is one of the most popular villages in Gloucestershire and a key tourist destination.

Well-known for its beautiful church spire and ninety nine churchyard yew trees, the village comprises quaint narrow streets and a wealth of traditional Cotswold limestone houses and cottages. Local amenities include a popular primary school, hotel, restaurants, two public houses, a variety of interesting shops, medical centre, golf course and other recreational facilities. There are lovely country walks on Painswick Beacon with a choice of many others nearby. The nearby town of Stroud provides more extensive shopping and educational facilities and a mainline station brings London within 90 minutes travelling time.

The centres of Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

TENURE	Freehold
EPC	EER: Current null / Potential null
SERVICES	All mains services are believed to be connected to the property. Gas central heating. Ofcom checker: Broadband - standard 20 Mbps superfast 80 Mbps, Mobile Networks - EE, O2, Vodafone
VIEWING	By prior appointment with MURRAY'S 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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Meadows Cafe, St Marys Street, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
 Cafe 81 sq metres / 872 sq feet
 Cellar 23 sq metres / 247 sq feet

Total 104 sq metres / 1119 sq feet

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07890 327 241

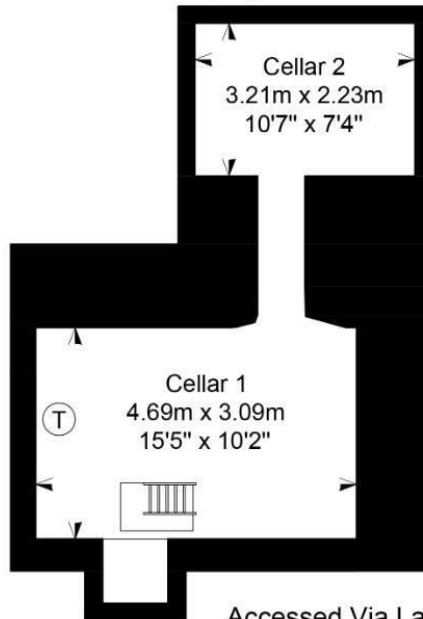
Job No SP3467

This plan is for identification and guidance purposes only.

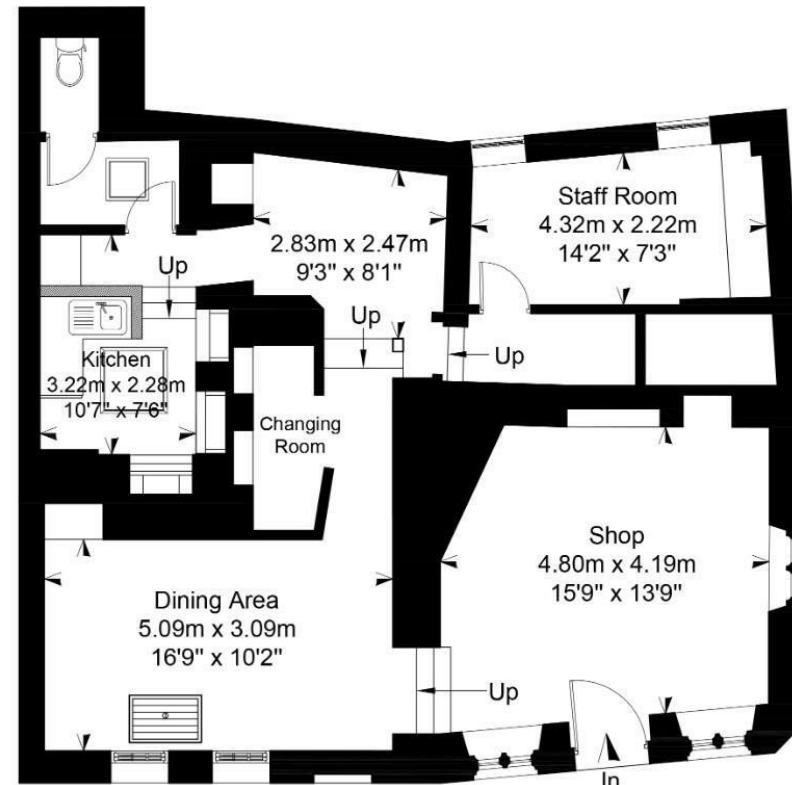
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Accessed Via Ladder
Cellar



Ground Floor



4 London Road, Stroud, GL5 2AG
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Email: stroud@murraysestateagents.co.uk
 Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
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Email: painswick@murraysestateagents.co.uk
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