



3 · NEW STREET · PAINSWICK · STROUD

MURRAYS
SALES & LETTINGS

3 NEW STREET
PAINSWICK
STROUD
GL6 6XH

A superbly located commercial premises in the heart of the cotswold village of Painswick, offering over 1,000 sqft of space.

BEDROOMS: 0

BATHROOMS: 1

RECEPTION ROOMS: 1

GUIDE PRICE £200,000

FEATURES

- Commercial Premises
- Prime Village Location
- Open-Plan Space
- Private Meeting Room
- Separate Kitchen
- Cloakroom
- Period Features
- Over 1000 sqft
- Ground Floor
- Nearby Public Parking

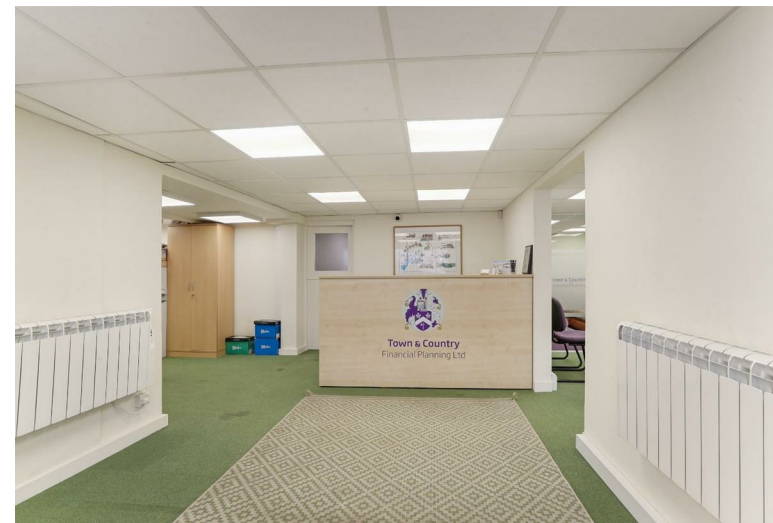


DESCRIPTION

The premises are approached directly from New Street into a reception area, with ample room for seating and a reception desk. Two well proportioned open-plan rooms lead off to either side, providing adaptable space suitable for a variety of commercial uses. To the rear is a separate meeting or interview room, ideal for confidential meetings or as a private office.

The property retains a number of attractive period features, most notably the historic mullion windows, reflecting the building's interesting past, with part of the premises formerly comprising Candleman's Cottage.

Practical facilities are positioned towards the rear and include a kitchen, cloakroom with WC, filing and storage areas, together with additional useful storage space. A particularly spacious cellar, with good head height, provides excellent further storage.





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 Cotswold village, renowned for its historic charm, beautiful surrounding countryside and thriving local community. Increasingly popular with both residents and visitors, the village offers an excellent range of amenities including The Painswick hotel, popular pubs, cafés, a village shop, chemist and independent businesses.

The village is particularly well placed for commuters, with nearby Stroud Station providing direct rail services to London Paddington in approximately 90 minutes, while the M4 and M5 motorways are also within easy reach. The area is especially well regarded for schooling, with a popular primary school in the village and an excellent selection of state, grammar and independent schools across Stroud, Gloucester and Cheltenham.

For those who enjoy the outdoors, Painswick is surrounded by some of the Cotswolds' finest countryside, with an abundance of walking, cycling and riding routes, while Painswick Golf Club occupies a spectacular position on Painswick Beacon.

The vibrant market town of Stroud is less than ten minutes away, offering a comprehensive range of amenities and its renowned Saturday Farmers' Market. Cheltenham is approximately 20 minutes by car and provides excellent shopping, dining and leisure facilities, alongside its celebrated racecourse and internationally recognised festivals of literature, science, music and the arts.



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

Simply Plans Ltd © 2023

07890 327 241

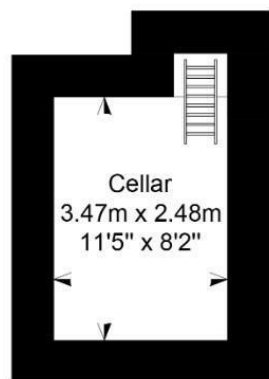
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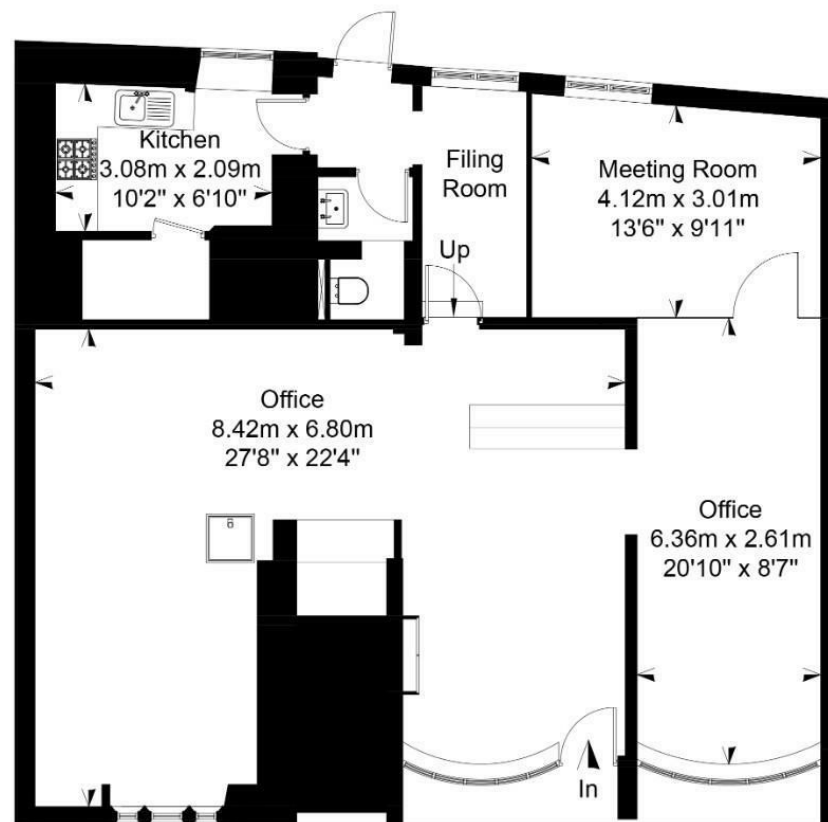
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



Cellar
Accessed Via Trap Door



Ground Floor



MURRAYS
SALES & LETTINGS

Stroud

01453 755552

stroud@murraysestateagents.co.uk

3 King Street, Stroud GL5 3BS

Painswick

01452 814655

painswick@murraysestateagents.co.uk

The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk

3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099

info@mayfairoffice.co.uk

41-43 Maddox Street, London W1S 2PD

TENURE

Leasehold

EPC

E

SERVICES

Mains electricity and drainage. Electric heating. Stroud District Council Business Rates from April 2026 - £18,000 VOA. OFCOM checker, broadband standard 19Mbps and superfast 52Mbps. Mobile, EE, o2, Three and Vodafone all good outdoor. For more information on the lease, please contact the agent.

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

For more information or to book a viewing
please call our Painswick office on 01452
814655