



Long House, 35 Long Street, Tetbury, Gloucestershire, GL8 8AA

Commercial and residential mixed use property
Grade II listed character
Prime shop front position
Substantial townhouse accommodation above
2 bedrooms, 2 bathrooms
Elegant accommodation
Rare advantage of parking and garden



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £585,000

Approximately 2,282 sq.ft

‘Prime double fronted retail premises in the heart of Tetbury with a substantial townhouse above complete with parking and garden to the rear’

The Property

This outstanding mixed use commercial and residential property is set in the very heart of Tetbury. With wonderful Grade II Listed period charm, this exciting opportunity includes a double-fronted shop and retail premises at 35 Long Street complete with its own kitchen and WC and is situated in a prime position on the bustling main street of this sought-after Cotswold market town. Above, and accessed independently to the rear via The Ferns, lies The Long House, a substantial townhouse-style residence offering elegant accommodation spanning approximately 1,300 sq.ft. across three floors to include ground floor store rooms, first floor living accommodation and the principal bedroom suite on the top floor. The layout includes a first floor entrance hall, kitchen/breakfast room, an elegant living room, two bedrooms and two bathrooms. The useful store rooms on the ground floor have potential to enlarge its accommodation.

A rare and significant advantage of this property is its central location plus the rare benefit of its own private off-street parking to the rear and a delightful garden. This outside space offers a good degree of privacy, is fully secure, and features established wisteria and a grape vine, creating a serene environment for relaxation.

We are informed that the retail premises provide an annual return varying over recent years from £18,000 to £24,000 pa.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also



excellent schools catering for all ages. Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles' Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband

is available. Cotswold District Council Tax Band C for the Long House. Retail Premises Rateable Value £12,500.

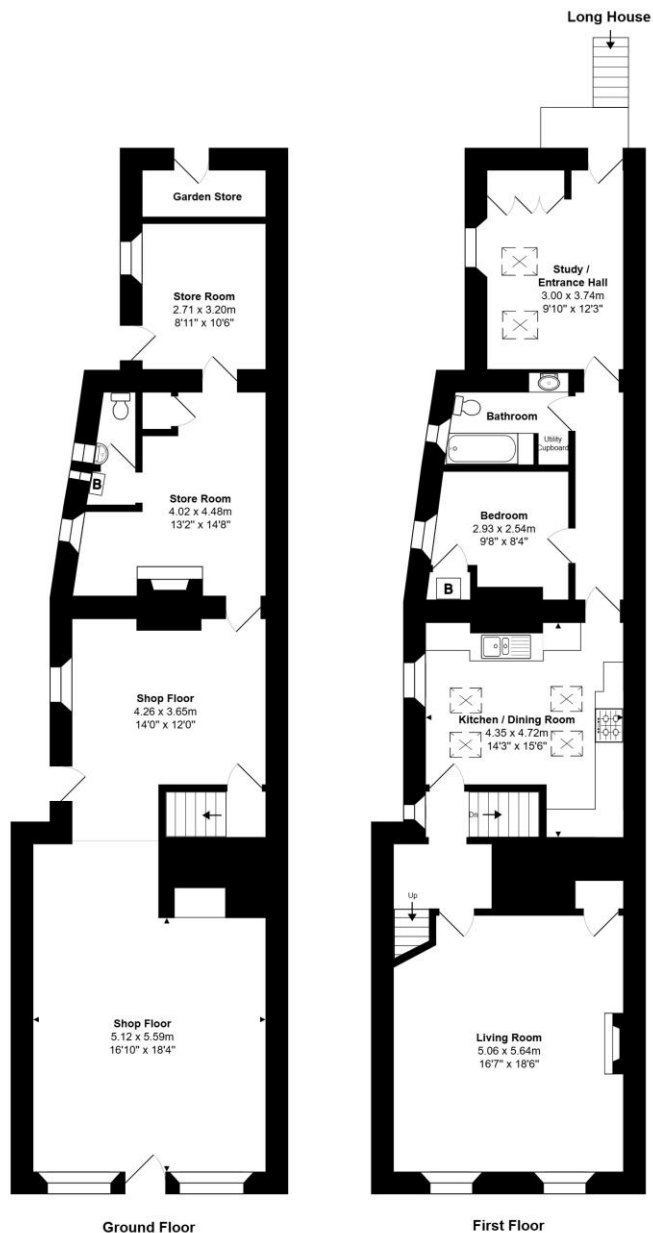
Directions

The property is located in the very heart of Tetbury in the middle of Long Street, next door to the pharmacy.

Postcode GL8 8AA

What3words: ///abruptly.copies.shadowed

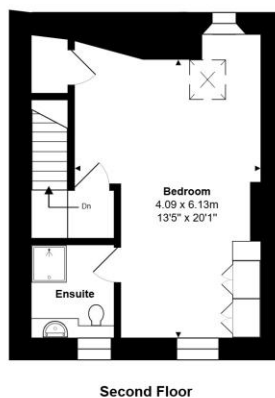




Long House Area: 120.9 m.sq. ... 1301 sq.ft. (excluding stores)

Total Area: 212.0 m² ... 2282 ft²

All measurements are approximate and for display purposes only



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