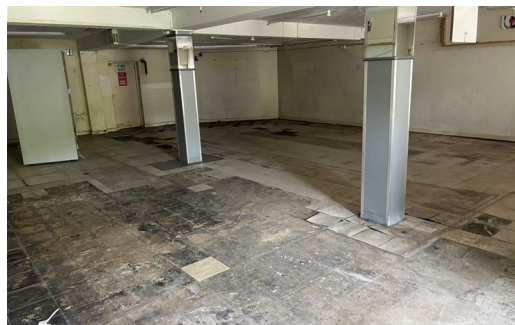


established 200 years

Tayler & Fletcher



Bibsworth Avenue, Broadway WR12 7BH

£40,000 Per Annum

Sizeable Ground Floor retail premises, formerly occupied as a convenience store for several years, with planning to extend.

taylorandfletcher.co.uk

LOCATION

Broadway is one of the best known North Cotswold villages and has a fine range of high quality retail facilities including Slate Clothing & Landmark, places of interest, plus galleries and eating and drinking establishments including Broadway Deli, Otis & Belle and The Lygon Arms Hotel. Broadway is set within the Cotswold National Landscape and the surrounding countryside is popular with walkers and horse riders alike. It is well placed for neighbouring Cotswold towns including Chipping Campden (6 miles), Stow on the Wold (11 miles) and Burford (21 miles).

DESCRIPTION

A sizeable ground floor retail premises formerly occupied as a convenience store for several years set within a well populated residential area.

The property benefits from planning permission granted to increase the ground floor area into the courtyard creating a further c. 1000 sq ft of commercial space.

ACCOMMODATION

The main retail space measures 1,553 sq ft, with the two primary stock rooms measuring a total of 394 sq ft, with the remaining store and staff areas measuring 248 sq ft. In total the retail area measures 2195 sq ft.

Externally the shop benefits from four refrigeration units, a further double garage/ store and parking for several cars.

USE

We understand that the property currently benefits from Class E of the Use Classes Order in England (September 2020). Please note the use class can only be confirmed by the local authority and parties must satisfy themselves that the use is suitable for their requirements.

THE LETTING

The property is available to let on a new lease for a term of years to be agreed.

OUTGOINGS

The tenant will be responsible for all costs arising on the premises, including but not limited to all utilities, broadband and business rates.

REPAIRS

Full repairing and insuring on the demise except for the roof covering the first floor.

AVAILABILITY

Immediately available

EPC

B-40 valid until 5 July 2036.

BUSINESS RATES

The current rateable value (1 April 2026 to present) is £28,000.

LOCAL AUTHORITY

The local authority for this property is Wychavon District Council contactable on: 01386 565565.

RESERVATION FEE

For a new lease, a reservation fee of £1,200 (inc. VAT) will be required and payable on the agreement of "Heads Of Terms", this will be returned on completion. If the tenant does not complete the lease, this may be held by the landlord to cover abortive costs.

Please note a property will only be let agreed and taken off the market once Heads of Terms have been agreed by both parties and reservation fee has been paid and received by the agent.

RENT DEPOSIT

A rent deposit will be required to a minimum of three months rent.

VIEWINGS

Viewings are strictly by prior appointment only via the Sole Agents, Tayler and Fletcher and can be arranged by contacting Oliver Evans on 01451 830383 or by email oliver.evans@taylerandfletcher.co.uk.

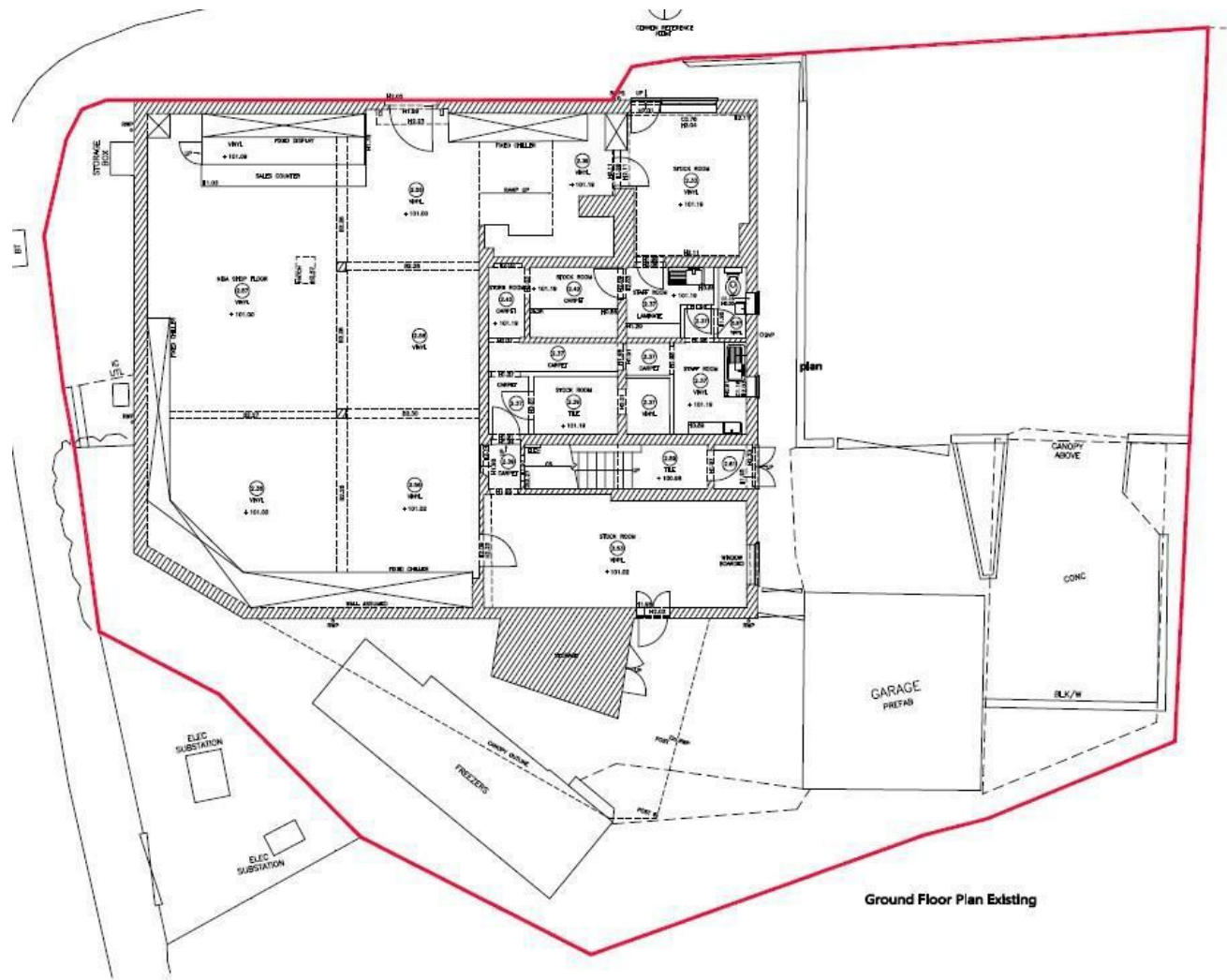
DIRECTIONS

Coming via the A44 from Fish Hill, from the direction of Stow-on-the-Wold, take the first left onto Leamington Road, turn left on to Lime Tree Avenue and the signpost for Broadway First School. Follow Lime Tree Avenue to Bibsworth Avenue and the property will be found on your right hand side.

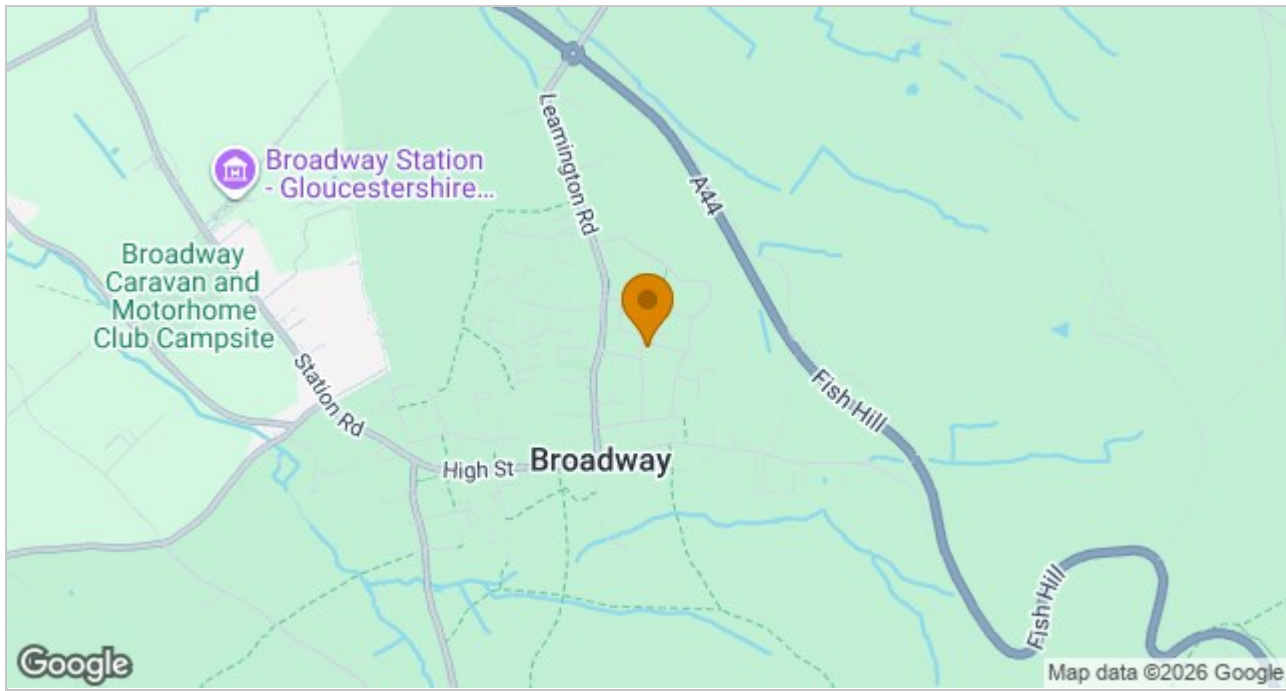
WHAT3WORDS

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Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.