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Lambswold, The Square, Stow on the Wold, GL54 1BQ

Offers in the region of £625,000





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Stow On The Wold, Cheltenham, GL54 1BQ

A rare opportunity to purchase an attractive Grade II Listed building occupying a prime position in the heart of Stow on the Wold, offering uninterrupted views across the town's infamous Market Square.

- Available For Sale for the first time in over 30 years
- Period features throughout
- Situated in the heart of The Square
- Envious retail frontage
- Over 1,600 sq ft
- Courtyard garden

LOCATION

Stow on the Wold is an historic and vibrant market town in the heart of the Cotswolds, which has for generations been a place to visit and to trade. Today it is home to a wide range of up market independent retail shops, including art and antique galleries, a bookshop, an art shop, a traditional butchers and grocers, a delicatessen, plus a pharmacist and post office. The town benefits from a number of high class hotels and restaurants, several coffee shops and cafes, all making the town the preserve of both the local community and to the visitor, from home and abroad.

Kingham (approx 5 mile) and Moreton in Marsh (approx. 4.5 miles) Railway Stations provide a direct service to London Paddington (from 90 minutes).

DESCRIPTION

Available for the first time in over thirty years, Lambswold occupies a characterful, period retail property within the historic market square. This Grade II listed building forms

part of an attractive terrace of traditional Cotswold stone properties and boasts a desirable window frontage with uninterrupted views of the centre of Stow. Arranged over three floors, and with the addition of outside space, the property offers a unique opportunity to a number of buyers.

PROPERTY

The property, which has been owner occupied for the entirety of it's current ownership, comprises a desirable ground floor retail space, leading to a sizable rear office and galley kitchen plus a separate utility room, with the ground floor totalling 725 sq ft in its current format, with 407 sq ft being Zone A. The first floor includes three separate rooms, currently utilised as stock rooms/ storage and a good sized bathroom. The second floor consists of two further rooms of similar proportions, which are also currently utilised as stocks rooms for the shop. Externally there is circa 90 ft long, enclosed rear courtyard garden, boarded by Cotswold stone walls on all sides.

PRICE

We are quoting a price of offers in the region of £625,000.

PLANNING

We understand the property to be within the Cotswold National Landscape and is Grade II Listed.

USE

We understand the property is currently used under the Planning Use Class E.

SERVICES

We understand mains electric, water, gas and drainage are connected to the property. (We have not tested any of the service installations).

BUSINESS RATES

The rateable value effective from 1st April 2026 will be £12,500.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Glos.
Tel. 01285 623000.

VAT

We do not believe the building to be elected for VAT.

EPC

The property has an EPC rating of E - 125, and is valid until 18th March 2036.

VIEWINGS

Strictly by appointment only through the Sole Agents, Tayler & Fletcher. Tel. 01451 830383. Email. stow@taylerandfletcher.co.uk

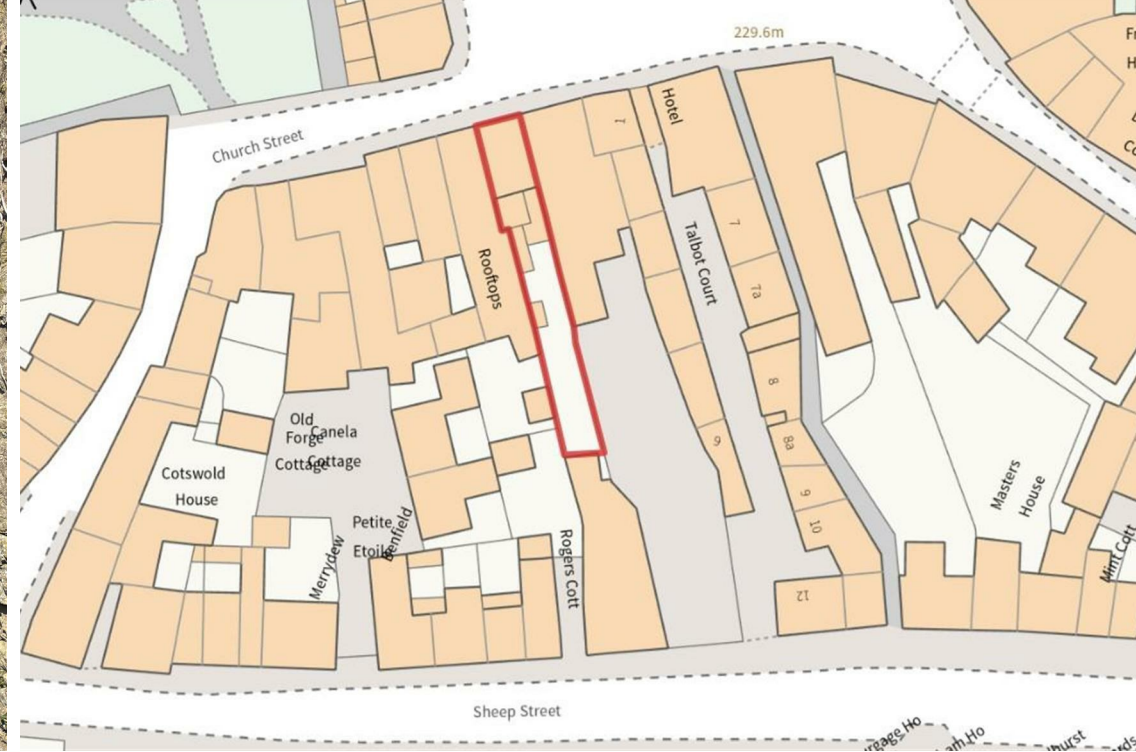


Floorplan



Total Area: 153.9 m² ... 1656 ft²

All measurements are approximate and for display purposes only.



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.