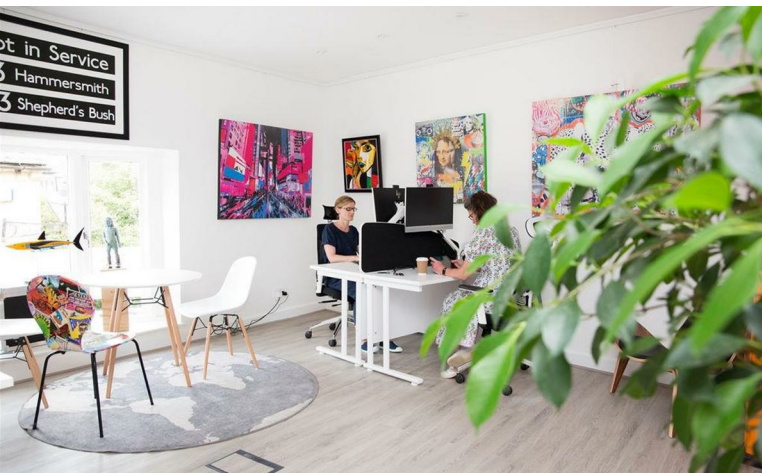


established 200 years

# Tayler & Fletcher



3 Brewery Yard, Sheep Street, Stow-on-the-Wold GL54 1AA

**Guide Price of £250,000**

*Modern retail unit close to the centre of Stow-on-the-Wold. Flexible accommodation and would suit a variety of uses. Currently has tenant in occupation until March 2026.*

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## 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. High street outlets include Fairfax & Favor, Sam Wilson and Crew Clothing. 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

3 BREWERY YARD comprises an attractive two storey mid-terraced lock up shop unit built of Cotswold stone under a pitched slated roof. The unit forms part of a modern shopping and workshop development totalling 8 units, constructed on the site of the former brewery. The units are set around a landscaped courtyard with pedestrian and vehicular access to Sheep Street.

## ACCOMMODATION

The property is currently being used as a mix of a gallery, studio and office. The ground floor area is approximately 5.29m wide at the front, narrowing to 3.41m at the rear. The stairs at the rear lead up to the first floor which has been split to create an open area, which is currently used for larger bookings. The ground floor measures approximately 375 sqft (34.8 sq m) and the first floor is approximately 310 sqft (28.8 sq m).

## PRICE

The guide price is £250,000 plus VAT.

## AVAILABILITY

The is currently a tenant in the property whose lease expires in March 2026. We have been informed the tenant will be vacating then. Full details of the letting can be made available upon request from the agent.

## TENURE

The property is available to purchase through the remainder of a 999 year lease (from 1989) and includes one of the eight shares in Brewery Yard Ltd which owns the Freehold of Brewery Yard.

## VAT

It is understood that the property is elected for VAT.

## RATEABLE VALUE

As of April 2017 the rateable value is £8,300. This unit may benefit from Small Business Rates Relief so it is advised that interested parties make their own enquiries to the local billing authority (Cotswold District Council) to ascertain the exact rates payable.

## SERVICES

We understand mains water, electricity and drainage are connected to the property. Please Note that we have not tested any equipment, appliances or services in this property

## FIXTURES AND FITTINGS

All fixtures and fittings mentioned in these particulars belong to the present tenant and are available for a premium which is to be negotiated.

## USE CLASS

The existing use we understand to be Retail and falls under Class E of the Use Classes Order in England (September 2020).

## LEGAL COSTS

The incoming tenant will be required to contribute towards the legal costs incurred by the freeholders of Brewery Yard when the sale has been agreed. This will be at a cost of £600 plus VAT (£720).

## SERVICE CHARGE

The charge includes sums to cover buildings insurance and maintenance of common areas for Brewery Yard. For the year 2020 the service charge and building insurance for Unit 3 Brewery Yard was £601.53. An updated Service Charge budget can be made available.

## EPC

The property has an EPC rating of C - 68 expiring 10th November 2031.

## VIEWINGS

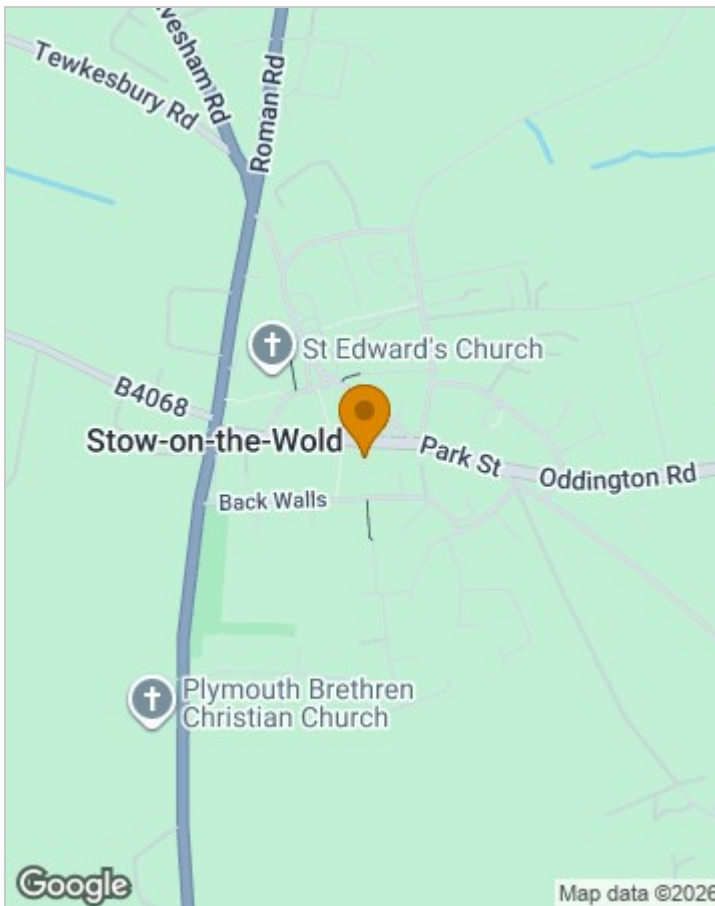
Strictly by appointment through the Sole agents, Tayler and Fletcher,

Tel 01451 830383.

Email: [stow@taylorandfletcher.co.uk](mailto:stow@taylorandfletcher.co.uk)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.