



**HOLMANS**  
— ESTATE AGENTS —

# Unit 2, Draycott Industrial Estate, Draycott, Moreton-in-Marsh, Gloucestershire, GL56 9JY

Guide Price £325,000, Leasehold

## Property Description

Positioned at the forefront of this desirable business park between the renowned market towns of Moreton-in-Marsh and Chipping Campden and located between the villages of Draycott and Blockley, this two-storey purpose built retail display unit is suitable for a variety of uses and in the recent past has been used as a furniture retail unit and a lifestyle interior design centre.

Built in 1997 and providing 3,500 square feet (327 sq.m) of floor area on two levels, the property has a duo of air conditioning/ heating units to each floor and has been aesthetically divided with panelled sections to create twelve individual display areas.

The ground floor has a central state-of-the-art open-tread returning staircase and the building has been adapted for the disabled with two stair lifts in the main staircase and for the ground floor cloakroom. There is the facility for piped music throughout the building controlled from the separate office which also has a kitchen unit.

Draycott is located in an area of outstanding natural beauty in a high wealth area on the outskirts of Chipping Campden and convenient with the railway station in the more traditional market town of Moreton-in-Marsh.

The unit is therefore perfectly situated for the display of high end products and has been adapted to this effect.

Cotswold Business Park - other co- units include; Cotswold Property Services, CoTec, Rural Retreats, Red Creative, Clarke Construction.

## Accommodation comprises:

### Ground Floor

#### Show Room

(62' 4" x 24' 1") or (19.0m x 7.35m)

From the initial reception area there are then six separate display areas with four central supporting columns and tiered partitions creating approximately 140 sq.m (1,506 sq.ft). Two ceiling/air conditioning units.

#### Office

(12' 10" x 7' 6") or (3.90m x 2.29m)

Sound system and heating controls. Access to kitchen;

#### Kitchen

(8' 8" x 5' 4") or (2.65m x 1.62m)

Laminate work top and inset stainless steel sink with single drainer, hot water heater above. Four base cupboards, two-tier cupboard and two wall cupboards. Built-in extractor.

#### Ground Floor Cloakroom

(6' 7" x 5' 3") or (2.0m x 1.60m)

Ceramic tiled floor, part-tiled wall. Suitable for disabled clients. Wash hand basin and hand drier. Separate water tap. Extractor fan.

#### First Floor

Access via open-tread returning staircase with frosted glazed sides and incorporating two stair lifts.

#### Open Show Room

(62' 4" x 29' 10") or (19.0m x 9.10m)

Two large front windows with open rooms over the surrounding countryside. Divided in to six separate display areas in a similar fashion to the ground floor with studded partitioning, creating approximately 173 sq.m (1,860 sq.ft). . Two ceiling air conditioning/heater units.

#### Outside

There are four individual block paved parking bays allocated to this property from immediately outside the front door and to the right.

#### Planning Use

Class B2 and B8 of the Town and Country Planning regulations 2020 (assumed).

## Service Charge

The property is held under a 999 year lease from June 1999 with an annual service charge of approximately £2,000.00 applicable for the maintenance of communal parts. Prospective purchasers are advised to confirm the exact terms and conditions of the lease in pre-contract enquiries prior to exchange of contracts.

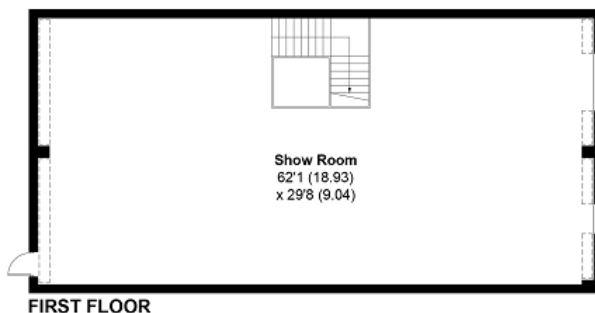




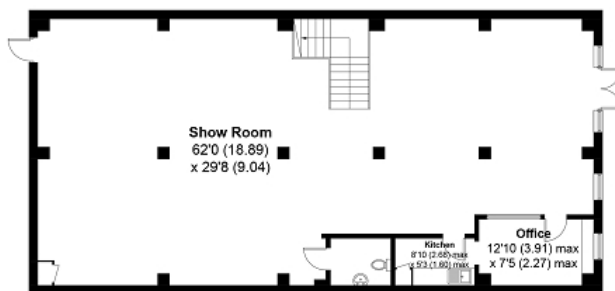


## Unit 2, Draycott Business Centre, Draycott Road, Draycott, Moreton-in-Marsh, GL56 9JU

Approximate Area = 330.0 sq m / 3550 sq ft  
For identification only - Not to Scale



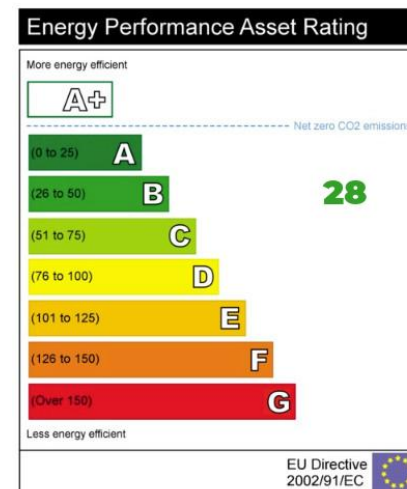
FIRST FLOOR



GROUND FLOOR

## Directions

From our Moreton-in-Marsh office, turn left and at the second mini-roundabout right along the A44 towards Broadway continuing through the village of Bourton-on-the-Hill. At the top of the hill turn right signposted Blockley 1 1/2 miles continuing on the same road through the village, passing The Great Western Arms on the right-hand side and taking the second turning on the right in to Draycott Road. After passing a development of new houses on the left-hand side, the entrance to Draycott Business Park can be found on the right and then turn immediately right and park in one of the four parking bays in front of the beech hedge. This is then the centre of three properties behind.



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