

**On the instructions of the  
Joint Fixed Charge Receivers**



# Online Auction

Thursday 23rd July 2026



**40/40A Long Street,  
Wotton-under-Edge,  
Gloucestershire, GL12 7BT**

**SW**

Sanderson  
Weatherall

Well located freehold Grade II Listed mixed use building arranged as a ground floor retail t/a Beer Mongery Inc with a self-contained three bedroom flat above – Investment producing £26,000 per annum

- Guide Price: £185,000
- Bidder security deposit: £3,500
- Start time: 10.00am

## Property Summary

- ▶ On the instructions of the Joint Fixed Charge Receivers
- ▶ Freehold Grade II Listed mixed use building
- ▶ Ground floor retail t/a Beer Mongery Inc
- ▶ First floor self-contained three bedroom flat
- ▶ Self-contained studio room
- ▶ Entire property let to an individual until 2031
- ▶ Producing £26,000 per annum



## Description

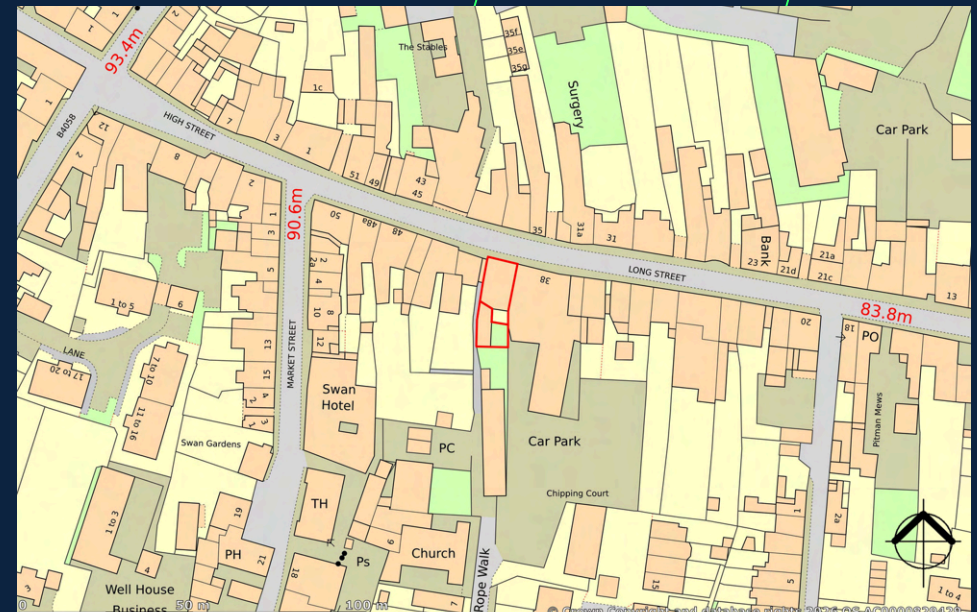
The property comprises a substantial building arranged as a ground floor retail unit with basement, a self-contained three bedroom flat arranged over the first floor and in addition, a small studio room at the rear of the property with separate access via Rope Walk.

There is a separate front entrance at the front of the property from Long Street which is currently locked and disused, but this could be reinstated to provide separate access to the flat. There is a rear garden with separate access from Rope Walk.

## Location

The market town of Wootton-under-Edge is located near the southern fringe of the Cotswolds overlooking the Severn Vale, approximately 21 miles north-east of Bristol, 24 miles south-west of Gloucester and 22 miles west of Cirencester, approximately 6 miles from the M5 motorway (Junction 14).

The property is situated within the town centre on the south side of Long Street between the junction of Market Street and Orchard Street.



## Tenancy & Accommodation

Address	Floor	Use	Sq M	Sq Ft	Tenant	Tenancy	Rent (£ pa)
40 / 40a Long Street	Ground	Retail Storage	61.20 9.00	659 97	Individual t/a Beer Mongery Inc	6 years from 10/11/2025	£26,000
	Basement	Storage	25.50	274			
	First	Residential	Living room, kitchen, three bedrooms, bathroom/WC, studio (with separate access)				
Total							£26,000

The retail floor areas have been taken from the VOA website.

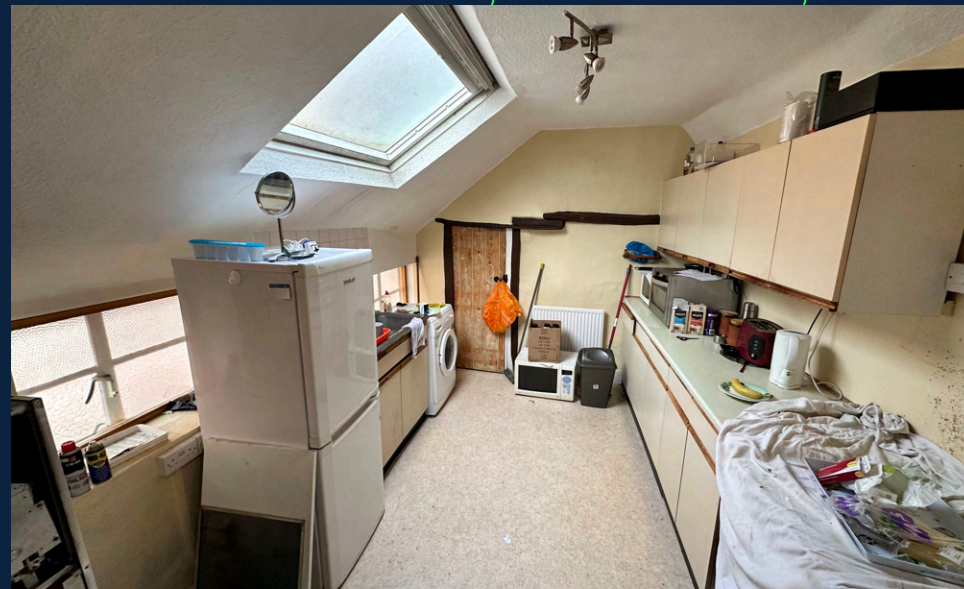
(1) There is a rent review on 10/11/2031.

(2) The flat is sub-let.

### Planning

For further enquiries contact the local authority.

Stoud District Council (01453 766321) [www.stroud.gov.uk](http://www.stroud.gov.uk)







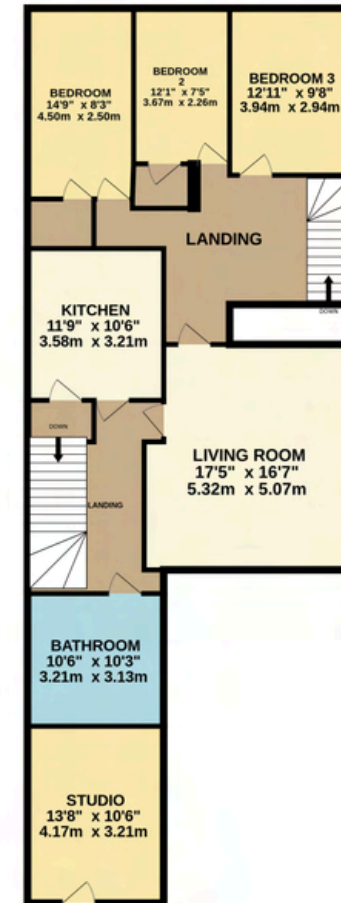


# Floorplans

GROUND FLOOR



1ST FLOOR



GROUND AND FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Guide Price

£185,000

## Tenure

Freehold

## EPC

No.40 – Rating – Awaiting  
No.40A – Rating – Awaiting

## VAT

Refer to the legal pack



Sanderson  
Weatherall

**Contact: 020 7851 2100**

Website:

[www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk)

## Legal documentation

Interested parties should read the legal pack for further information at [www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk) to download the pack.

## Seller's Solicitor

Irwin Mitchell

Doug Robertson | 0113 2186428 | [doug.robertson@irwinmitchell.com](mailto:doug.robertson@irwinmitchell.com)



**Oliver Childs**

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## Joint Agents



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**sw.co.uk**



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**Dated – 01/07/2026**