

established 200 years

# Taylor & Fletcher



Victoria Cottage, Victoria Street

Bourton-on-the-Water, GL54 2BU

£22,500 Per Annum

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A rare opportunity to let a unique self-contained property in the heart of the Bourton-on-the-Water.

- **Unique Property with Flexible Open Plan Internal Space**
- **Prime Location in Bourton-on-the-Water**

## BOURTON-ON-THE-WATER

Bourton-on-the-Water - The Venice of the Cotswolds - a very well known and popular Cotswold Village famous for the village green with the picturesque River Windrush running through. Bourton provides an excellent range of local facilities including a broad range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary School. The areas larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the rolling Cotswold Hills which provide a wide range of outdoor rural leisure pursuits.

## ACCOMODATION

The property comprises an end of terrace, stone building under a pitched tiled roof with a single-storey rear extension. Internally, the accommodation includes a ground floor shop area, a small kitchen/store and W.C with a recently fitted stair case leading to the first floor. Upstairs comprises an attractive vaulted room, suitable for commercial/ retail use. The property has recently undergone a scheme of renovations, and offers tenants a blank canvas for their own

fit out.

Ground Floor commercial space - 26.15 square meters (281 square feet)

Kitchen - 3.49 square meters (37 square feet)

W/C - 3.77 square meters (41 square feet)

First Floor - 26.05 square meters (280.46 square feet)

Total - 59.46 meters square (640 square feet)

All measurements to NIA and approximate. The space equates to almost 300 square feet in terms of Zone A (ITZA).

## RENT

We are quoting a rent of £22,500 per annum.

## LEASE TERMS

The property is available with a new Internal Repairing and Insuring Lease (IRI). The lease will be outside the security provisions of the Landlord and Tenant Act (1954 (Section II) and 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.

## BUSINESS RATES

TBC.





## USE CLASS

In 1999 permission was given for the conversion of the property into a Visitor Information Centre (Ref: CD.6088/C). As the Visitor Information Centre also traded as a gift shop, it is our understanding that the property now benefits from Class E planning use and would suit a variety of different uses that fall under this use class. Interested parties should satisfy themselves on the use and their intended use before progressing with any letting. The property is situated within the Bourton-on-the-Water Conservation Area however we understand the property is not Listed.

## EPC

The EPC for the property is C-68 and valid until 30th May 2028.

## SERVICES

We understand that the property benefits from mains Gas, Water, Sewerage, and Electricity. We have not tested the services.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

## RESERVATION DEPOSIT

The prospective Lessee will pay the agents a reservation deposit of £1,200 (inc. VAT) which will be returned upon completion. If the proposed lessee withdraws for any reason the deposit will be retained by the Agents to cover administrative expenses.

## IDENTITY CHECKS

In order to comply with anti-money laundering legislation, the successful applicant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

## REFERENCES/DEPOSIT

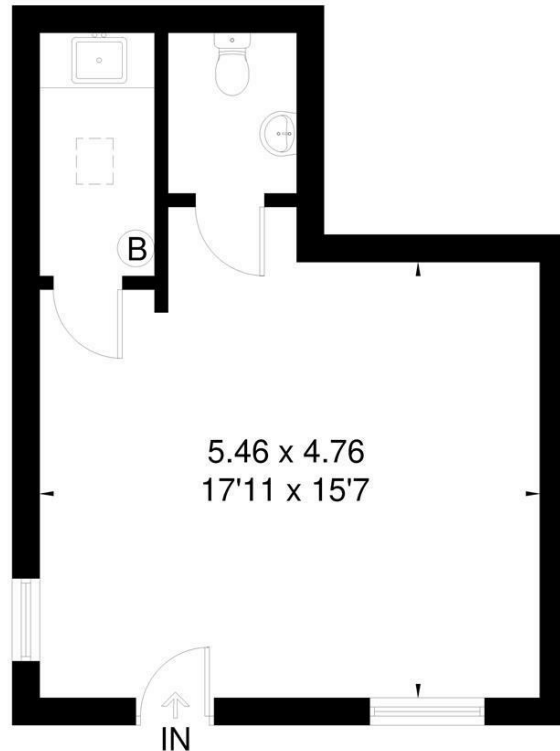
Trade, accountant's and personal references may be required. The landlord will require a rental deposit to be held for the duration of the term, equal to 3 months rent. If the interest is from a new business start up, then the landlord may request a business plan to support any application to rent the property.

## VIEWINGS

Viewings are strictly by appointment via the Tayler and Fletcher, Stow on the Wold Office. Tel: 01451 830383. Email: [stow@taylerandfletcher.co.uk](mailto:stow@taylerandfletcher.co.uk)

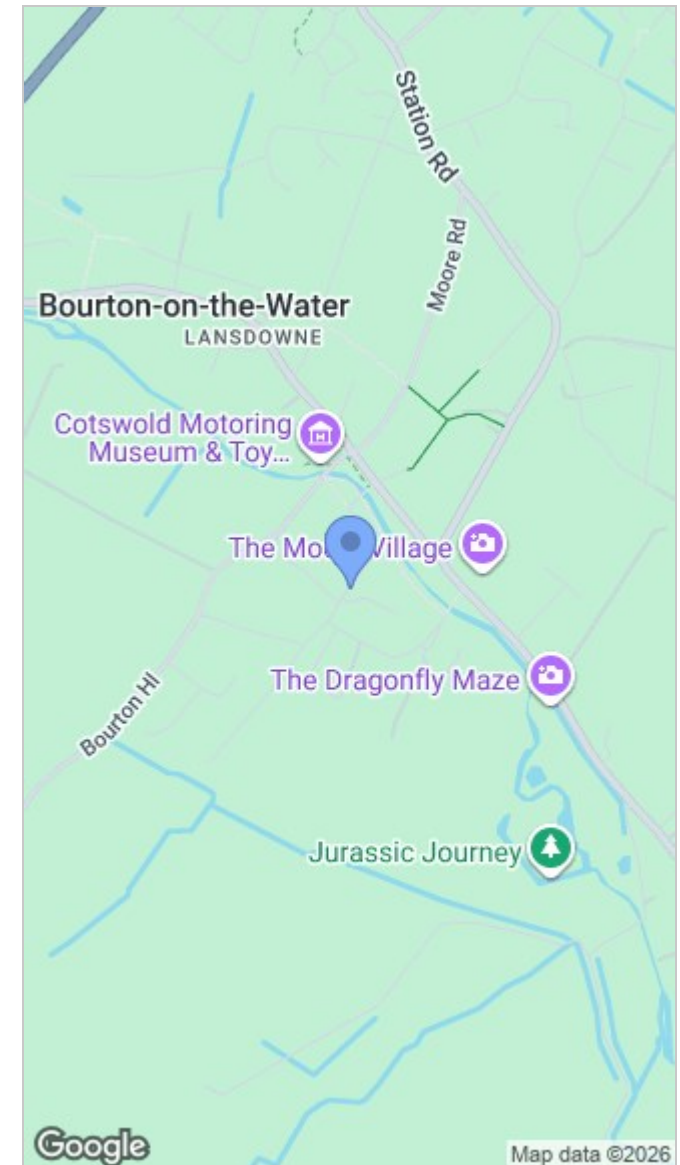
## Floor Plans

Approximate Floor Area = 32.9 sq m / 354 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #74198

## 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.