

established 200 years

Tayler & Fletcher



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

Guide Price £175,000

An attractive opportunity to purchase a retail/show room a short walk from the heart of Stow on the Wold. Sold subject to the current lease offering a gross investment return of circa 6.6%.

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LOCATION

Stow-on-the-Wold is an historic and vibrant market town situated in the heart of the Cotswolds, and 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, Crew Clothing and The Cotswold Company. The town benefits from a number of distinguished hotels and restaurants, several coffee shops and cafes, all making the town the preserve of both the local community and visitors, from home and abroad.

The town is well connected to neighbouring Cotswold towns such as Burford, Chipping Campden, Bourton on the Water and Broadway, as well as wider transport networks with Kington (approx. 5 miles) and Moreton in Marsh (approx. 4.5 miles) railway stations providing a direct service to London Paddington (from 90 minutes).

DIRECTIONS

From our Stow-on-the-Wold office, on Digbeth street, cross over onto Sheep Street. Turning right up the hill, Brewery Yard will be on your left and Unit 4 is situated on the left hand side of the court yard.

BREWERY YARD

Unit 4 forms part of the wider Brewery Yard development which was created in the late 1980s and is constructed with Cotswold stone walls under a blue slate roof. Brewery Yard consists of 8 units in total, and includes an interiors studio, dental practice, chiropractor, and optician. The units are set around a landscaped courtyard with pedestrian access to Sheep Street.

UNIT 4

The unit comprises an attractive display frontage and entrance and is currently set up as a show room and retail space on the ground floor, with stairs leading to the first floor which includes a W.C and storage area.

Unit 4 currently houses a bridal shop.

TENURE

Remainder of 999 year lease, commenced 25th March 1988, the purchasers will become shareholders of Brewery Yard Ltd, who own the freehold.

USE

We believe the property to be currently class E. Prospective purchases must make their own inquiries to ensure the use class is sufficient for their purposes.

The property may offer potential for conversion to residential

use, subject to obtaining all necessary planning consents. Prospective purchasers are advised to make their own enquiries with the Local Planning Authority regarding alternative uses.

SERVICES

We are advised electricity, water and drainage are available and connected to the Property, but we confirm we have not tested any service installations and any buyer must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating for the property is C - 63 valid until 9 July 2036

SERVICE CHARGE

We believe the buildings insurance and maintenance of the courtyard are included in the service charge which we understand is currently £534 per quarter for unit 4. This cost is covered by the tenant.

LOCAL AUTHORITY

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

BUSINESS RATES

Current rateable value from 1 April 2026 to present is £9,400

LEASE TERMS

We understand unit 4 will be sold subject to the current lease, and therefore not with vacant possession. A summary of the current terms are below:

Lessee: White Canvas Ltd.

Current rent: £11,500

Rent Review: November 2025

Break Date: 31st August 2024

Lease Length: 4 years

Rent Intervals: Monthly

Use: Class E

Lease Expiry: 22nd November 2027

L&T 1954: Outside

VIEWINGS

Strictly by appointment only, pre-arranged via the sole agents Tayler & Fletcher Stow office by calling 01451 830383 or by contacting Oliver Evans by email at oliver.evans@taylerandfletcher.co.uk.

AGENT NOTES

Photographs taken prior to the commencement of the current tenancy.

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.