



2 HIGH STREET · MINCHINHAMPTON

MURRAYS
SALES & LETTINGS

2 HIGH STREET
MINCHINHAMPTON
STROUD
GL6 9BN

A rare opportunity to acquire a freehold property with both a commercial premises and separate residential 3 bedroom apartment in a prime location on the High Street in the heart of Minchinhampton

BEDROOMS: 3
BATHROOMS: 2
RECEPTION ROOMS: 2

GUIDE PRICE £495,000

FEATURES

- Commercial and Residential
- Prominent High Street Location
- Spacious 3 Bedroom Apartment
- Separate Ground Floor Commercial Premises (currently on a long term let)
- Courtyard Garden
- Double Tandem Garage
- Close to all local amenities
- Easy Access to Stroud, Nailsworth and Tetbury
- Potential Investment
- Freehold



DESCRIPTION

Commanding an important position in the attractive High Street in Minchinhampton is this charming mixed use freehold property.

On the ground floor the commercial premises, with a prominent pretty bay window frontage and cast iron gates, is currently let on a long term basis as the Minchinhampton Post Office and provides a healthy and regular monthly income.

Separate to this, the 3 bedroom residential accommodation on the first and second floors is accessed via a private courtyard garden with both front and rear access and with over 1250 sq.ft of accommodation offers spacious and versatile living. With a stunning oak-beamed reception room and large kitchen/dining room there is ample entertaining space along with 3 double bedrooms a bathroom and additional shower room. To the rear of the property and accessed off Tetbury Street is a large tandem double garage which comes at such a premium in this area.

There are an abundance of options available with this property either for an owner occupier, investor or second home owner.





DIRECTIONS

From our Minchinhampton office, cross the road and the property will be directly in front of you.

LOCATION

Minchinhampton is a popular historic Cotswold market town with an abundance of local amenities on the doorstep. These include The Crown (bistro pub), an Italian restaurant, popular Henry's café, local grocery store, hairdresser, chemist, butcher and beautician among other independent stores. There is also a library and a new purpose built GP surgery.

The adjacent Common gives Minchinhampton its character and hosts one of the three challenging golf courses in the immediate vicinity. The town is conveniently located between Stroud, Cirencester and Tetbury with regular bus links.

Stroud has an award winning Saturday Farmers Market, a Waitrose superstore and four other supermarkets, a leisure centre and a multiplex cinema. Nailsworth just down the hill, has an outstanding delicatessen (William's) with a fresh fish counter, an award winning bakery (Hobbs) and a great range of independent retailers.

One of the key draws to the area is the excellent choice of schools in both the private and state sector. Minchinhampton Primary School is very highly regarded and there are also numerous sought-after grammar schools in nearby Stroud, Gloucester and Cheltenham.

Under 2 hours from London by road or about 70 minutes by train from Kemble Station or 90 minutes from Stroud Station, it is also accessible with junction 13 of the M5 motorway.



2 High Street, Minchinhampton, Stroud, Gloucestershire

| | |
|------------------------------|-------------------------------------|
| Approximate IPMS2 Floor Area | 117 sq metres / 1259 sq feet |
| Flat 2 | 45 sq metres / 484 sq feet |
| Post Office | 27 sq metres / 291 sq feet |
| Garage | 27 sq metres / 291 sq feet |
| Total | 189 sq metres / 2034 sq feet |
| (Includes Limited Use Area) | 7 sq metres / 75 sq feet |

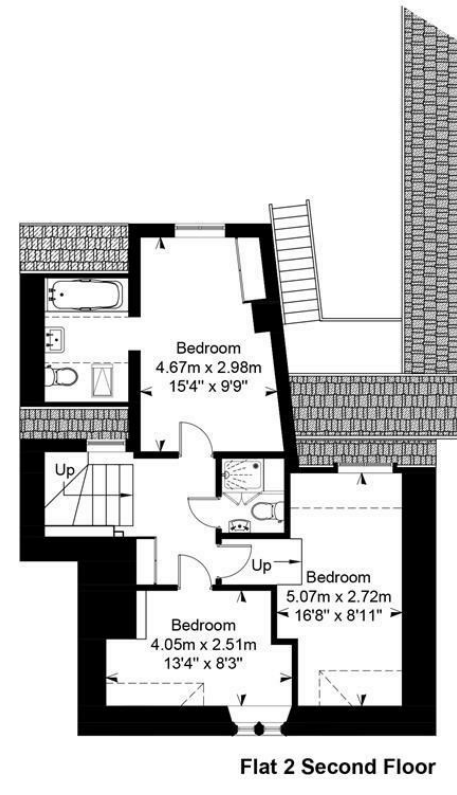
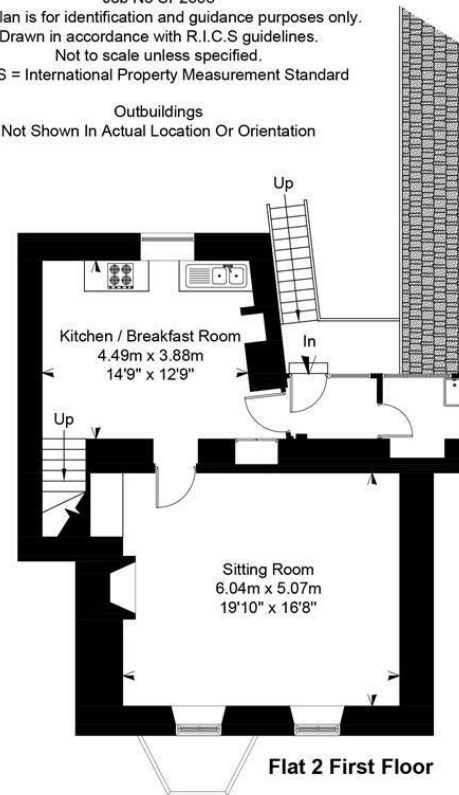
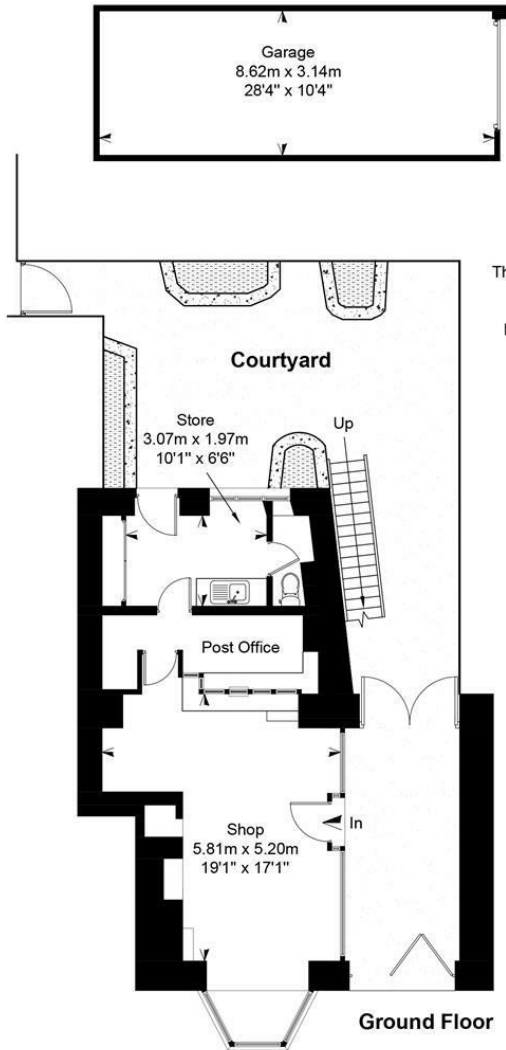
 = Limited Use Area

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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation



SUBJECT TO CONTRACT

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Minchinhampton

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41-43 Maddox Street, London W1S 2PD

TENURE

Freehold

EPC

Commercial EPC: C - 70

SERVICES

All mains services are believed to be connected to the property. Gas Central Heating.

Residential Flat - Stroud District Council Tax Band C, £2,085.15.

Commercial - rateable value £6,500 - charge £3,243.50.

Ofcom Checker: Broadband, Standard 7 Mbps Superfast 76 Mbps. Mobile, Inside - O2, Outside - O2, EE and Vodafone

For more information or to book a viewing please call our Minchinhampton office on 01453 886334