

The Old Baptist Chapel · New Street · Painswick

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The Old Baptist Chapel New Street Painswick GL6 6XH

Available with tenants in situ, this handsome Grade II Listed former baptist chapel has been sympathetically converted into a 2 storey office space.

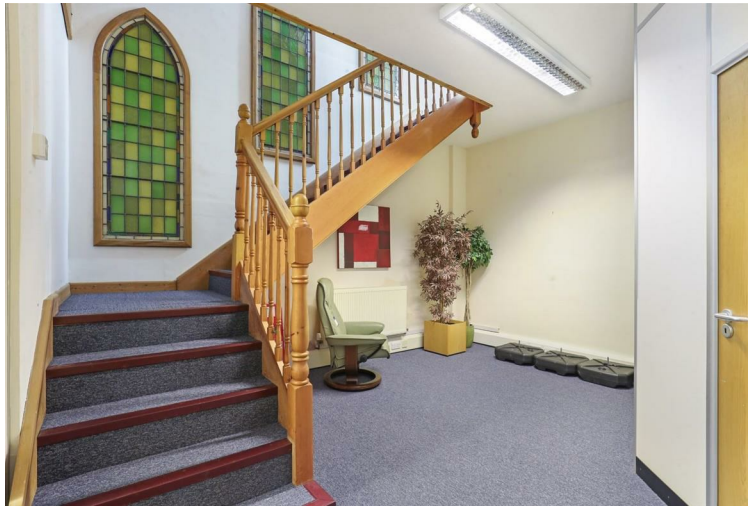
BEDROOMS: 0
BATHROOMS: 0
RECEPTION ROOMS: 0

GUIDE PRICE £325,000

FEATURES

- Available With Existing Tenants
- Converted Chapel
- Centre of Village
- Commercial A2 Use
- 2 Large Office Spaces
- Full of Period Features
- Staff Facilities
- Split Across 2 Floors
- Private Office
- Nearby Public Parking





DESCRIPTION

A substantial Grade II Listed former Baptist Chapel, occupying a prominent position in the heart of the village and offering an impressive combination of character, space and versatility.

Converted for commercial A2 use, the property is rich in period charm, with generously proportioned rooms, high ceilings and large windows, including attractive stained glass features which provide an abundance of natural light.

The accommodation is arranged to provide two substantial open-plan office spaces, a separate private office, reception/seating area, staff kitchen and separate ladies' and gentlemen's cloakrooms.

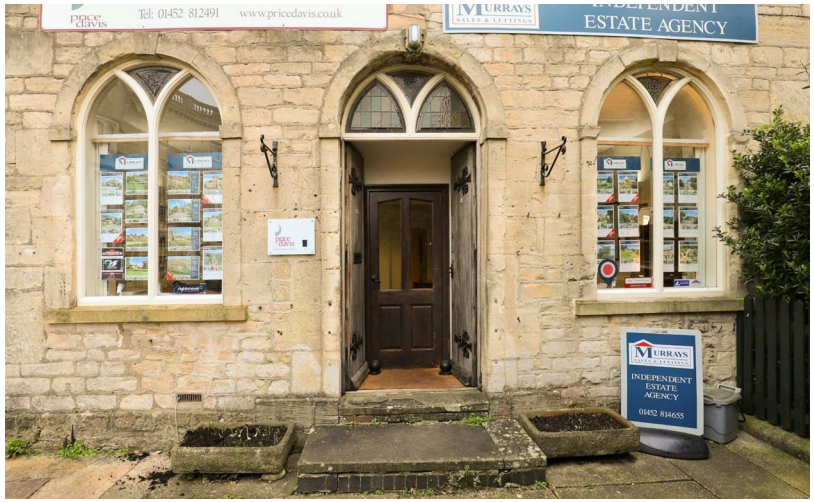
With its striking architecture, central village setting and flexible accommodation, the property lends itself to a variety of potential uses and may also offer scope for conversion to residential accommodation, subject to obtaining the necessary planning and Listed Building consents.

AGENTS NOTE

The ground floor office space is currently being rented by Murrays Estate Agents who ideally would like to carry on with their rental agreement. The Freehold property is available with vacant possession if required.









DIRECTIONS

The Old Baptist Chapel can be found easily right in the heart of the village on New Street just up on the right after passing The Falcon Hotel heading in the Cheltenham direction on the A46.

LOCATION

Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially charming Cotswold village. Steeped in history, the village offers all that is best about Cotswold living; a thriving and welcoming community with an abundance of local events, two pubs, village shops, delicatessen and several cafes. There is a boutique hotel offering fine-dining to non-residents and several stylish and independent coffee shops within a short walk. For sporting enthusiasts, there is a golf course on nearby Painswick Beacon and stunning countryside for riding and cycling.

One of the key draws to the area is the excellent choice of schools in both the state and private sector with sought after grammar schools in Stroud, Gloucester and Cheltenham and a broad choice of schools in the private sector. Cheltenham has several popular private schools including Cheltenham Ladies and Cheltenham College and there there is also Wycliffe in Stonehouse and Beaudesert Park in nearby Minchinhampton. School buses run from the centre of the village to most of the local schools in both the private and state sector. There is also a popular village primary school.

Stroud is the nearest town with excellent facilities including a Waitrose supermarket plus several other leading supermarkets, a multiplex cinema and award winning Saturday Farmers Market. Nearby Cheltenham offers excellent shopping, dining and theatre and is well-known for its annual jazz and literature festivals, as well as its National Hunt racecourse.

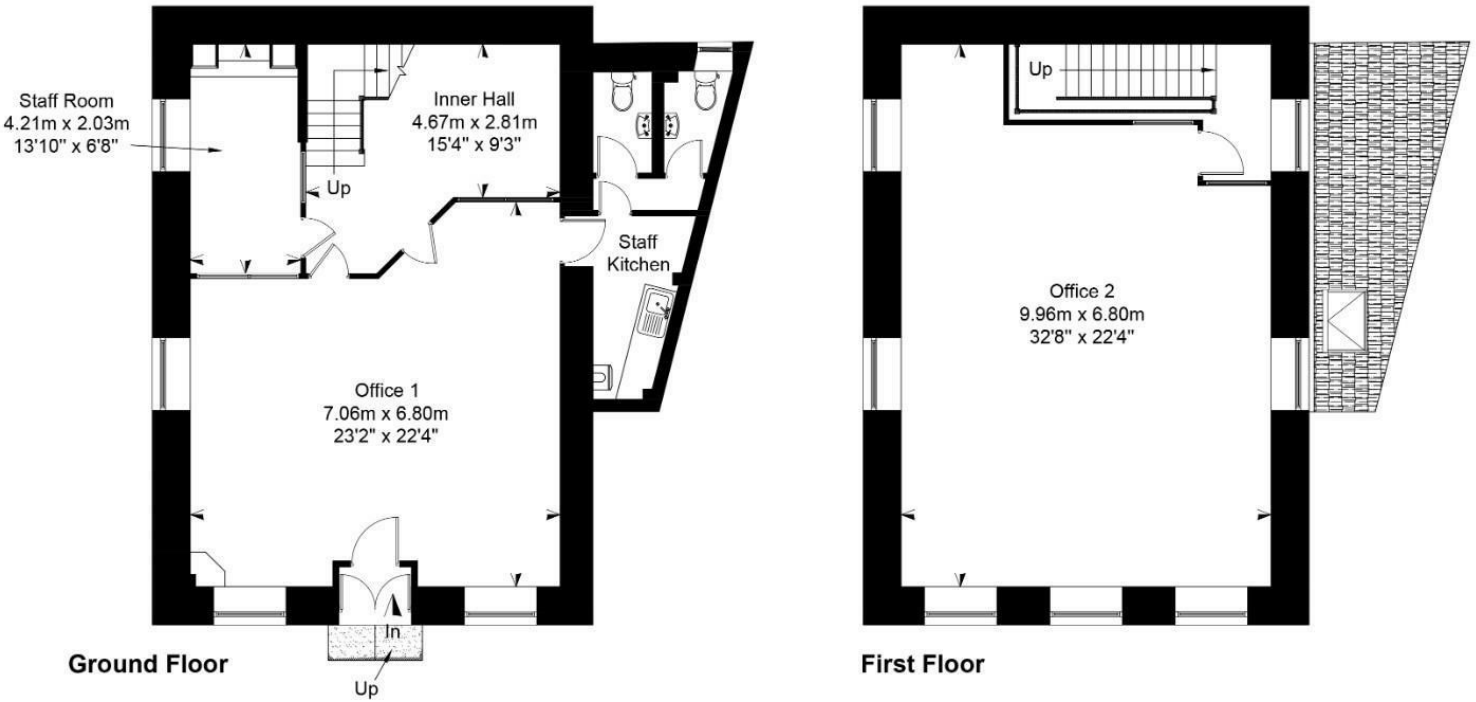
Well placed for commuting, Painswick is circa 90 minutes to London by train from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.



The Old Baptist Chapel, New Street, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
150 sq metres / 1614 sq feet

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07890 327 241
Job No SP3650
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



SUBJECT TO CONTRACT

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TENURE
Freehold

EPC
Exempt

SERVICES
Mains electricity, gas, water and drainage. Gas CH. Stroud District Council rate as shop and premises - currently small business rate relief, otherwised valued from the VOA at £8,800. Ofcom Checker: Broadband - standard 20 Mbps Superfast 80 Mbps, Mobile Networks - EE, Vodafone, O2, Three all variable or good outdoor.

For more information or to book a viewing please call our Painswick office on 01452 814655