



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 £400,000

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.

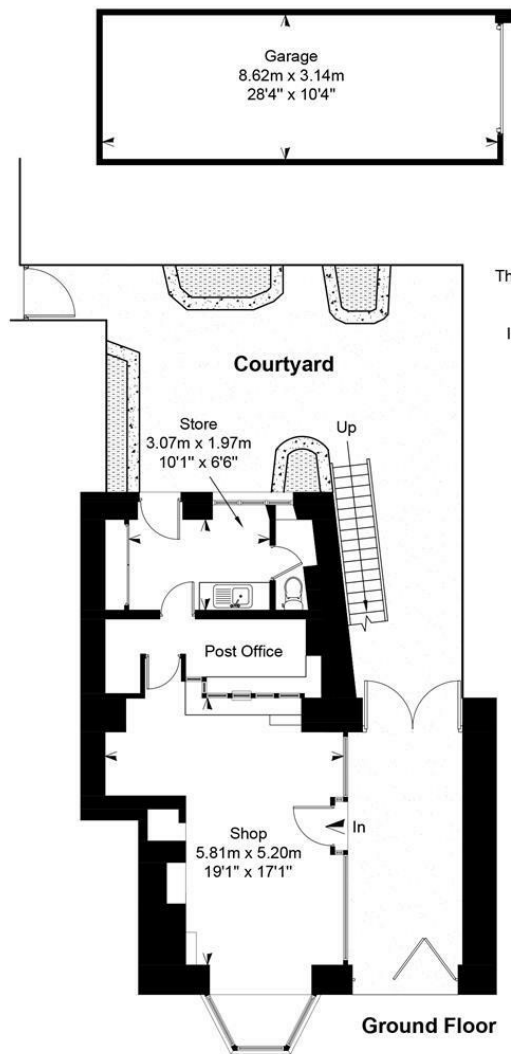
The adjacent Common gives Minchinhampton its character and hosts one of the three challenging golf courses in the immediate vicinity. The town is conveniently located between Stroud, Cirencester and Tetbury with regular bus links.

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.

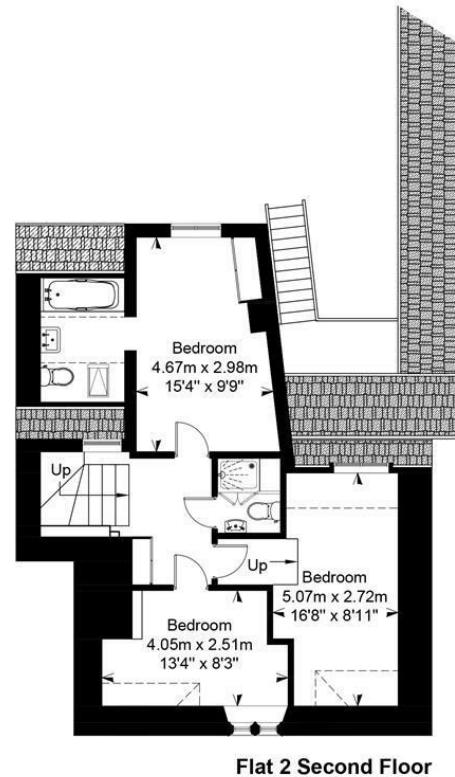
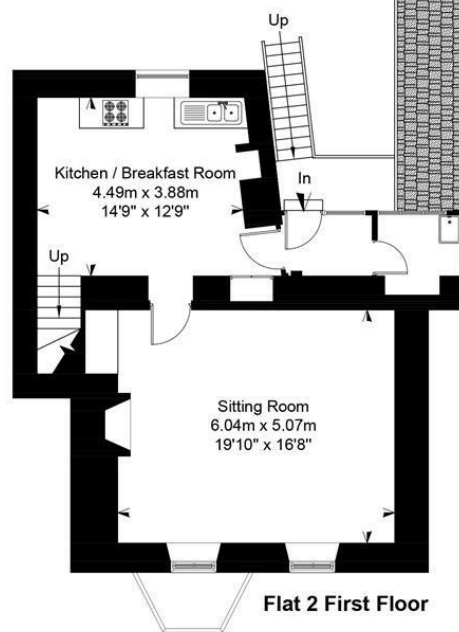
Under 2 hours from London by road or about 70 minutes by train from Kemble Station or 90 minutes from Stroud Station, it is also accessible with junction 13 of the M5 motorway.





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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



2 High Street, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area

Flat 2	117 sq metres / 1259 sq feet
Post Office	45 sq metres / 484 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

MURRAYS
SALES & LETTINGS

Stroud

01453 755552
stroud@murraysestateagents.co.uk
3 King Street, Stroud GL5 3BS

Painswick

01452 814655
painswick@murraysestateagents.co.uk
The Old Baptist Chapel, New Street,
Painswick GL6 6XH

Minchinhampton

01453 886334
minchinhampton@murraysestateagents.co.uk
3 High Street, Minchinhampton GL6 9BN

Mayfair

0870 112 7099
info@mayfairoffice.co.uk
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

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1) that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2) that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3) that any measurements, areas, distances and/or quantities are correct: 4) that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

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