

established 200 years

Taylor & Fletcher



The Elms, The Square, Stow on the Wold, GL54 1AF

Guide Price £1,350,000



The Elms, The Square

Stow on the Wold, Gloucestershire, GL54 1AF

A substantial, period, mixed use property occupying the far corner of Stow's iconic Market Square.

- Substantial mixed use property
- 313 sq ft of retail showroom space
- Requires modernisation
- Situated within Stow's iconic Market Square
- Character property



A substantial, period, mixed use property occupying the far corner of Stow-on-the-Wold's iconic Market Square.

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 high class 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 Kingham (approx. 5 miles) and Moreton in Marsh (approx. 4.5 miles) railway stations providing a direct service to London Paddington (from 90 minutes).

DESCRIPTION

The Elms is a substantial, Grade II Listed, mixed use property, combining an attractive panelled retail

showroom space situated within the far corner of Stow's iconic Market Square, with a classic Cotswold townhouse and good sized garden to the rear. The property has been occupied by the same family for many years and now requires modernisation throughout.

ACCOMMODATION

Accessed from The Market Square, the ground floor comprises an attractive, panelled retail/ showroom space totalling approximately 313 sq ft (29 sq m). From this commercial area, there are steps down to the ground floor living space. There is also a small office and WC situated at this level, with steps down to a cellar, and a large utility space, which are all part of the residential element of the property, with access to the garden. A staircase from the primary retail showroom, leads to the first floor landing, off of which is a kitchen/ diner, two bathrooms, one with separate WC, two large double bedrooms, and living room with views across The Market Square. A further staircase leads to the second floor, comprising two further bedrooms, and a study. On the third floor there is a useable attic space, which houses the

water tank for the property. Externally is a well maintained and private garden to the rear, as well as a stone built workshop/storage room which is attached to the main property.

BUSINESS RATES

The ground floor showroom area of the property has a rateable value of £12,000 from 1st April 2023.

COUNCIL TAX

We understand that the residential element of the property is in Council Tax Band B. The rates payable for 2025 to 2026 are £1,832.51.

PLANNING/ USE CLASSIFICATION

We understand the ground floor commercial space to be Class E and was last used commercially, as an antiques showroom. The Property is Grade II Listed.

PRICE

The quoting price is £1,350,000.

TENURE

Freehold with vacant possession upon completion.

SERVICES

We have been advised that there is mains gas, electricity, water and drainage connected to the property. We have not tested any of the service installations.

EPC

The property in its entirety, has an EPC rating of D, valid until 19th March 2034.

VIEWINGS

Viewings are strictly by appointment. To view please contact Robert Holley or Oliver Evans at our Stow-on-the-Wold Office on:

Tel: 01451 830 383

Email: stow@taylorandfletcher.co.uk

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX.

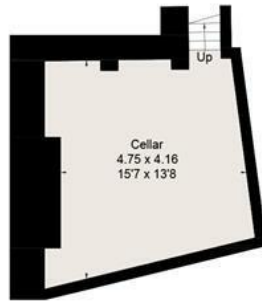
Telephone 01285 623000



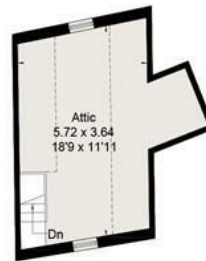
Floorplan

Approximate Floor Area = 332.0 sq m / 3574 sq ft

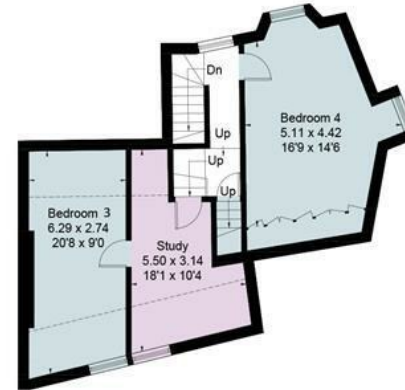
A1 Retail (Commercial Showroom Area) = 29.07 sq m / 313 sq ft



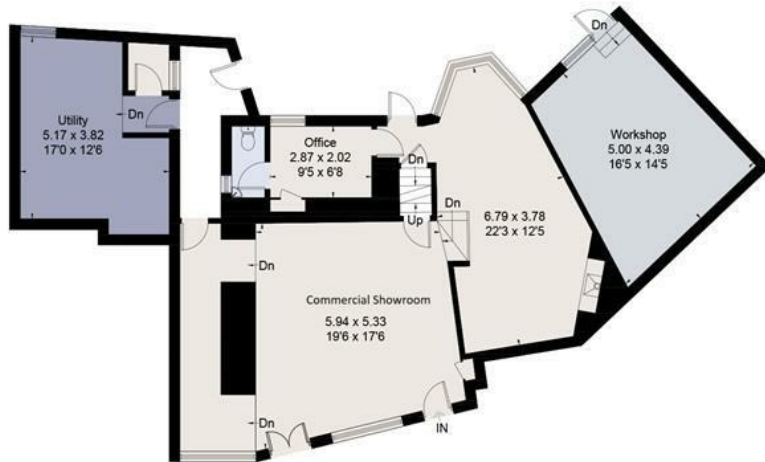
Lower Ground Floor



Third Floor



Second Floor



Ground Floor



First Floor

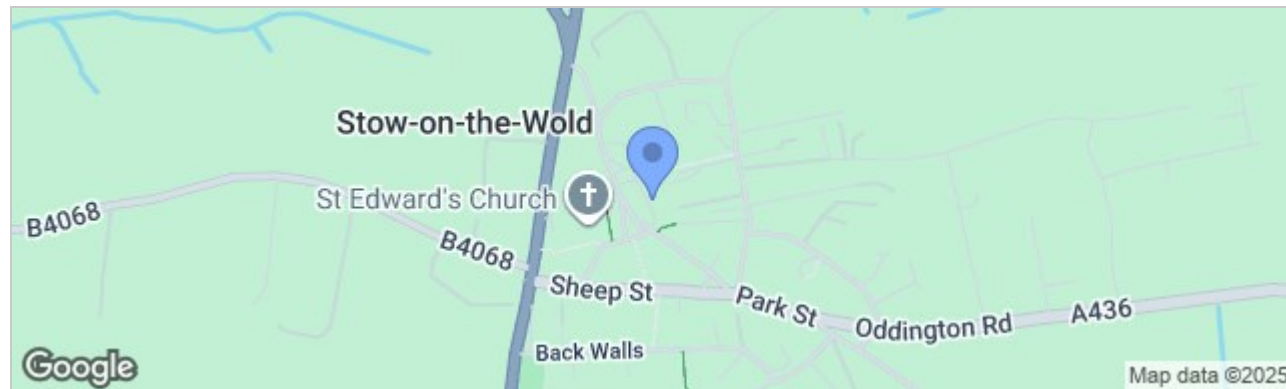


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66809



Location Map



Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.