

established 200 years

Tayler & Fletcher



Lyndhurst, Sheep Street, Stow-on-the-Wold, GL54 1AA

Guide Price £275,000

Rare opportunity to purchase a freehold commercial property offered for sale with vacant possession in the heart of Stow-on-the-Wold.

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Stow-on-the-Wold

STOW ON THE WOLD is an attractive market town with an excellent selection of shops including Scotts of Stow, Fat Face, Cotswold Cheese Company, The Crock Cook Shop, D'Ambrosi Fine Food, Domestic Science, Rohan and Huffkins Bakery. The town also has the benefit of a range of boutique pubs, bars, and restaurants. There are also a number of well known farm shops in the nearby vicinity including Daylesford and Diddly Squat Farm Shop.

Nearby towns include Cheltenham (18 miles), Bourton-on-the-Water (5 miles), and Burford (10 miles).

The Property

Attractive stone property comprising a vacant commercial unit with roadside frontage offering a potential investment opportunity.

Use

Use class E

Long Lease (Upper Floors)

Upper floors in residential use and held on a long separate leasehold.

Produces a ground rent of £75 per annum.

Circa 55 years unexpired.

Dining Area 16'11"0" x 14'11" overall

Display window with 2 ceiling spot light tracks, seagrass carpet. Opening to bar and coffee area, swing door, door to side entrance.

Kitchen 9'10" x 6'11" narrowing to 6'9" (3.00 x 2.11 narrowing to 2.06)

Comprehensively fitted kitchen with oven, 6-ring gas hob, extractor hood, single bowl stainless steel sink unit. Wash hand basin, tiled walls, ample shelving. Quarry tiled floor.

Rear Lobby

Door direct to tearoom and to the exterior, coat hooks.

Separate WC

Hand basin, electric water heater, electric panel heater, tiled floor, wall cupboard.

Services

Mains water (metered), gas, electric and drainage are connected.

EPC

52C valid until 3 February 2033

Rateable Value

Rateable Value 1 April 2026 to present is £11,750. This shop may benefit from retail relief and Small Business Rates Relief so it is advised that interested parties should make their own enquiries to the local billing authority (Cotswold District Council) to ascertain the exact rates payable.

Legal Costs

Each party to bear their own legal fees.

Viewings

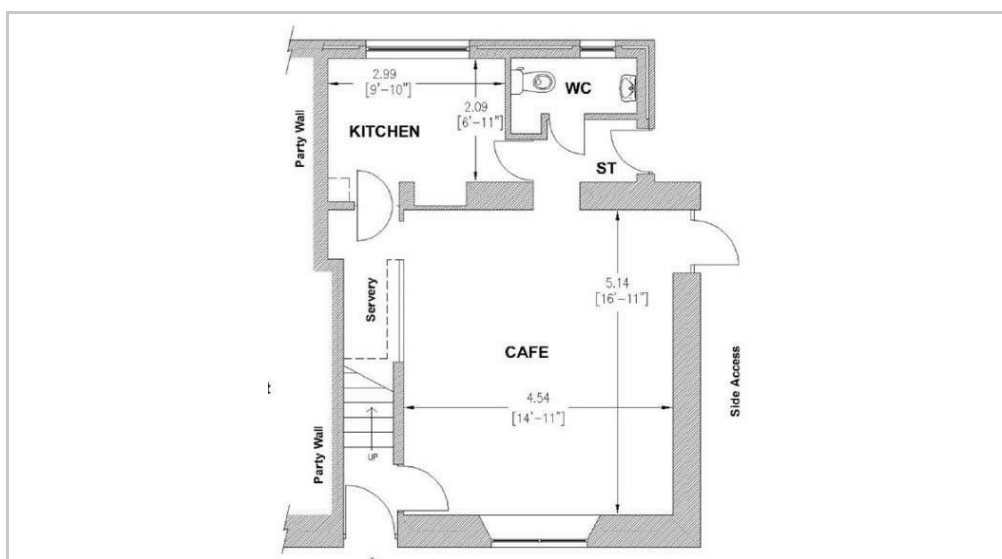
Viewings Strictly by Appointment with Tayler and Fletcher.

Telephone: 01451 830383.

Email: oliver.evans@taylerandfletcher.co.uk

Local Authority

Cotswold District Council, PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY Telephone: 01285 643643



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