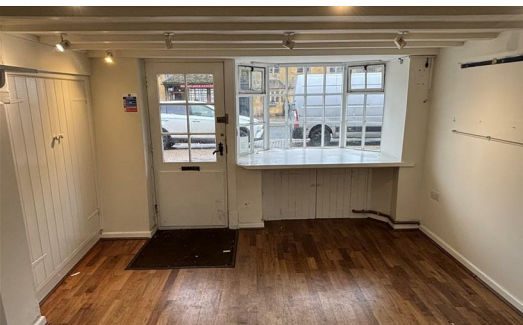


established 200 years

# Taylor & Fletcher



27 High Street, Broadway WR12 7DP

**£27,500 Per Annum**

*An attractive retail/office premises situated in an enviable position on Broadway High Street.*

**Deposit**

[taylorandfletcher.co.uk](http://taylorandfletcher.co.uk)

## LOCATION

Broadway is one of the best known North Cotswold villages and has a fine range of high quality retail facilities including Slate Clothing & Landmark, places of interest, plus galleries and eating and drinking establishments including Broadway Deli, Otis & Belle and The Lygon Arms Hotel. Broadway is set within the Cotswold Area of Outstanding National Beauty and the surrounding countryside is popular with walkers and horse riders alike. It is well placed for neighboring Cotswold towns including Chipping Campden (6 miles), Stow on the Wold (11 miles) and Burford (21 miles).

## DESCRIPTION

27 High Street is an attractive, Grade II listed, premises situated in an enviable position at the heart of Broadway High Street. Currently vacant, the property offers a rare opportunity to be in the centre of Broadway and enjoys a good vantage point from a traditional double fronted, bay window shop front.

## ACCOMMODATION

The property briefly comprises of two bay fronted rooms facing onto the High street, two additional retail/office rooms of similar proportions to the rear, leading to a kitchenette and WC. On the first floor there is a small office space/ former server room. In total the property includes 760 sq ft. Outside the property includes a courtyard garden to the rear.

## USE

We understand the property to be Class E.

## THE LETTING

The property is available to let on a new lease for a term of years to be agreed.

## OUTGOINGS

The tenant will be responsible for all costs arising on the premises, including but not limited to all utilities, broadband and business rates.

## EPC

The property has an EPC rating of 89 - D, valid until 6 September 2033.

## BUSINESS RATES

The property currently has a rateable value of £15,250 until 31st March 2026. The rateable value will increase to £24,500 from the 1st April 2026.

## LOCAL AUTHORITY

The local authority for this property is Wychavon District Council contactable on: 01386 565565.

## RESERVATION FEE

For a new lease, a reservation fee of £1,200 (inc. VAT) will be required and payable on the agreement of "Heads Of Terms", this will be returned on completion. If the tenant does not complete the lease, this may be held by the landlord to cover abortive costs.

## RENT DEPOSIT

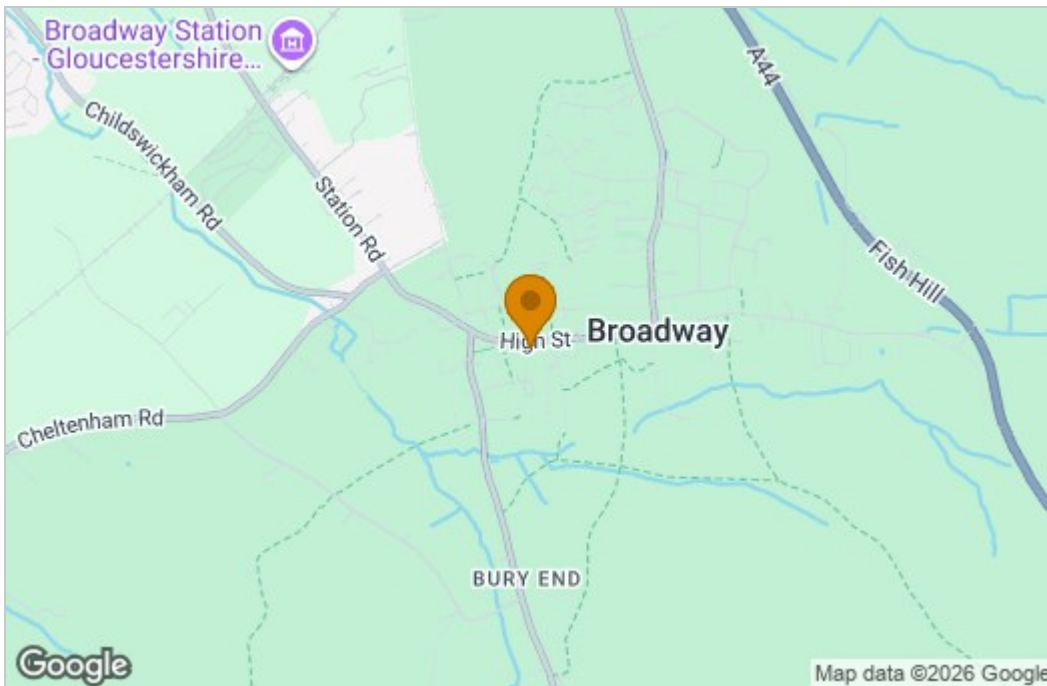
A rent deposit will be required equal to three months rent.

## VIEWINGS

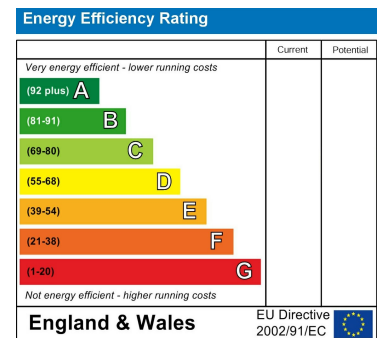
Viewings are strictly by prior appointment only via the Sole Agents, Tayler and Fletcher and can be arranged by contacting Oliver Evans on 01451 830383 or by email [oliver.evans@taylorandfletcher.co.uk](mailto:oliver.evans@taylorandfletcher.co.uk).

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.