

established 200 years

# Tayler & Fletcher



**Station Road, Bourton on the Water GL54 2AA**

**RENT - £850 Per Month**

*A GROUND FLOOR LOCK-UP SHOP (329 SQ FT) IN GOOD TRADING POSITION NEAR TO THE CENTRE OF THE VILLAGE*

taylerandfletcher.co.uk

## BOURTON-ON-THE-WATER

Bourton-on-the-Water is one of the larger North Cotswold Villages with a population of about 4000. The village is a noted beauty spot and a popular tourist centre attracting throughout a long and busy season many visitors from all over the world. It has the shallow River Windrush flowing through the centre, spanned by low arched bridges and flanked by wide village greens. There are many family attractions including Birdland, a Model Village, Motor Museum and the village offers good every day shopping facilities. Bourton-on-the-Water is some 4 miles from Stow-on-the-Wold, 16 miles from Cheltenham and Cirencester and 28 miles from Oxford.

## SHOP PREMISES

A double fronted retail unit situated in good trading position near to the centre of the village with short term street parking immediately outside.

The premises comprise:

### SHOP

Ground floor lock up shop offering 329 sq ft of Zone A retail space. 8.2m x 4.6m (max) currently with partition to make a store room and electric heating with radiators.

### KITCHENETTE

with sink and electric water heater.

### CLOAKROOM

facilities on the first floor shared with Kendall and Davies, Solicitors.

### TERM

5 to 10 years negotiable.

### LEASE

Shared responsibilities for maintenance and upkeep. Contracted out of the Landlord and Tenant Act. Available 13th August 2026.

### RENTAL

£850 per month payable monthly in advance with annual review linked to C.P.I. and inclusive of property insurance.

## BUSINESS RATES

Rateable Value - £9400

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

## SERVICES

Mains electricity, water and drainage.

## USE CLASS

Class E.

## EPC

Applied for.

## RESERVATION DEPOSIT

The prospective Lessee will pay the agents a reservation deposit of £500 (inc. VAT) which will be returned upon completion. If the proposed lessee withdraws for any reason the deposit will be retained by the Agents to cover administrative expenses.

## IDENTITY CHECKS

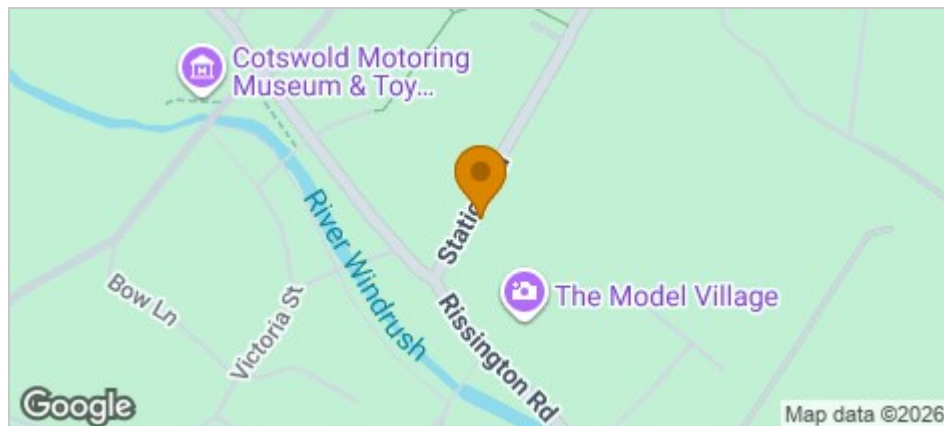
In order to comply with anti-money laundering legislation, the successful applicant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

## REFERENCES

Trade, accountant's and personal references may be required. The landlord will require a rental deposit to be held for the duration of the term, equal to 3 months rent. If the interest is from a new business start up, then the landlord may request a business plan to support any application to rent the property.

## TO VIEW

Strictly by appointment through Tayler & Fletcher 01451 820913 with 24 hours notice please.



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