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Portland House, Victoria Street
Bourton-On-The-Water, Cheltenham, GL54 2BX

Guide Price of £985,000





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A fully Let Commercial and Residential investment property with parking and courtyard set in a superb central village position and offering further potential subject to any necessary consents. In all just under quarter of an Acre approximately.

LOCATION

Portland House fronts on to Victoria Square set right in the centre of the village of Bourton-on-the-Water and overlooking the River Windrush. Bourton commonly referred to as 'The Venice of the Cotswolds' - is a very well known and popular Cotswold Village famous for the village green with the picturesque River Windrush running through. Bourton provides an excellent range of local facilities including a broad range of boutique shops, supermarkets, pubs, restaurants, doctors, churches, a leisure centre, local primary school and the popular Cotswold Secondary School. The areas larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the rolling Cotswold Hills which provide a wide range of outdoor rural leisure pursuits.

DESCRIPTION

Portland House comprises a substantial period Grade II listed Cotswold stone property fronting on to Victoria Square, with a pair of wrought iron gates and vehicular

access leading through to an extensive gravelled parking area to the rear. The property is subdivided into two retail units, an office/barn with accommodation over two floors and a substantial first and second floor residential apartment all currently let. The property offers further potential, subject to any necessary consents. In summary the property is subdivided as follows:

Cotswold Candlemakers (Front Shop)

A ground floor retail shop with deep bow window and lobby out to Victoria Square and comprising a good sized principal showroom, with adjoining store room, cloakroom and sink. Currently Let to Cotswold Candlemakers.

The Looking Glass (Rear Shop)

Accessed via the archway to the side of Cotswold Candlemakers with a separate pedestrian access is The Looking Glass - An antiques emporium with a large glazed showroom overlooking the yard, leading through to an impressive double-height showroom with many period features. There is an external lean-to cloakroom and adjacent is a storeroom with separate access.

The Office /Barn

Set to the rear of the Looking Glass, with separate access is The Office/Barn, with store rooms, a cloakroom and kitchenette on the ground floor and a good sized first floor office, overlooking the courtyard. There is a separate access and pedestrian access directly out to Victoria Square.

The Yard, Parking and Garaging

With vehicular access from Victoria Square, there is ample parking and a gravelled turning area, with a spacious double garage set separately to the far corner.

Portland House Flat

Accessed either via a shared lobby area with Cotswold Candlemakers with private front door, lobby and stairs rising to the first floor landing, or alternatively via a separate external staircase to the rear of the building is the Portland House Flat. An extensive and spacious apartment arranged over two floors with a landing, dining room, sitting room, bedroom, bathroom and kitchen/breakfast room on the first floor and stairs rising to a double bedroom with eaves dressing room on the second floor. There is a raised decked seating area set to the rear of the kitchen.

	Residential Flat	Front Shop	Rear Shop	Office/Barn
Size	1,069 sq ft	666 sq ft	556 sq ft	632 sq ft
C. Tax/Bus. Rates	C - £1,840.96	£15,500	£8,100	Undetermined
EPC	Band E - 54	To Be Confirmed	To Be Confirmed	To Be Confirmed
Total Rental Income	£42,012 Per Annum			

SERVICES

Mains Gas, Electricity, Water and Drainage are connected to the various properties.

LOCAL AUTHORITY

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

BUSINESS RATES & COUNCIL TAX

Please see the table within our particulars.

EPC Ratings

Portland House Flat current rating Band E (54), potential rating Band C (74).
Commercial EPC Ratings to be confirmed. Ask the Agent for further details.

TENURE - Freehold

There are Tenants in both of the Shops, the Office and the Flat.

VIEWING

Strictly by prior appointment. Please contact our Bourton-on-the-Water Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

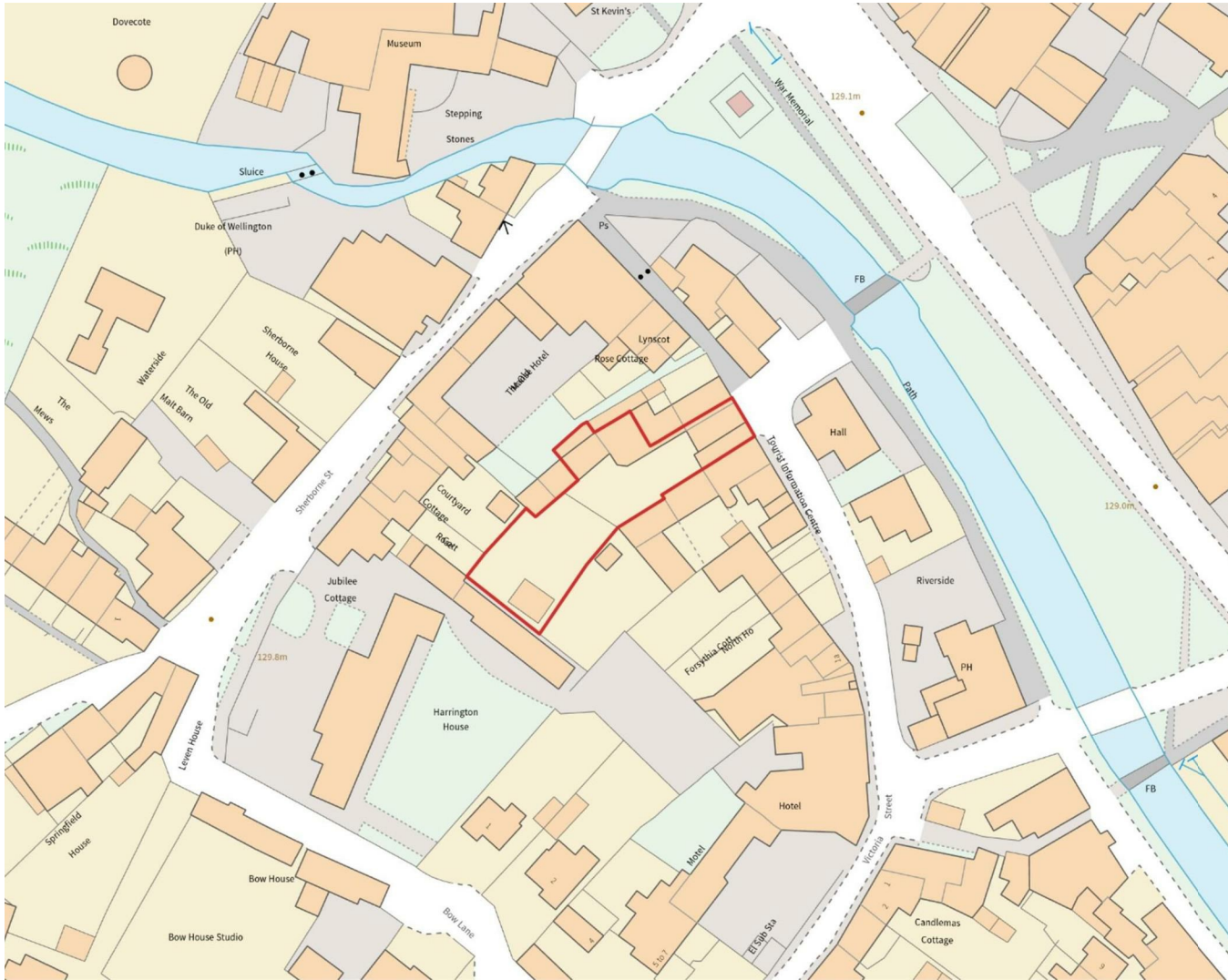


Approximate Gross Internal Area = 365.43 sq m / 3933.45 sq ft

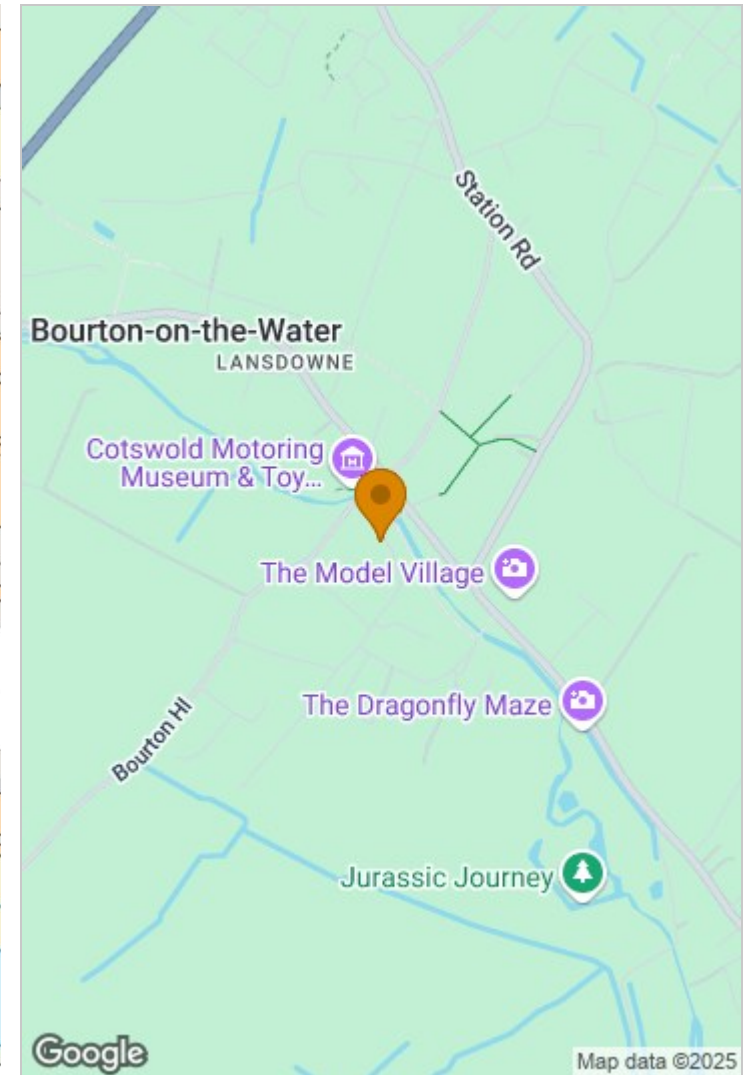


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Site Plan



Location Map



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Please contact our Bourton-on-the-Water Sales Office on 01451 820913 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.