

established 200 years

# Taylor & Fletcher



## Unit 20F Hackling House Bourton Industrial Park, Bourton-On-The-Water, Cheltenham GL54 2HQ

**£14,000 Per Annum**

*Well presented, ground floor, Industrial / Showroom Unit occupying a roadside position on Bourton Industrial Park, totalling 1,364 sq ft.*

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## LOCATION

20F is a unit within Hackling House which forms part of the wider Bourton Industrial Park, a substantial commercial centre which is strategically located just off the A429 Fosseway on the edge of Bourton on the Water. It has a range of well-known occupiers including Travis Perkins, Tool Station, Screw Fix, Howdens and Obsidian Showrooms. It is conveniently placed for Cheltenham (15.4 Miles) as well as neighboring Cotswold towns including, Stow on the Wold (4 Miles), Cirencester (15.6 Miles) and Burford (12.2 Miles) \*All distances are approximate.

## DESCRIPTION

A well presented, open plan, ground floor industrial/show room unit occupying a roadside position on Bourton Industrial Estate. In addition to the showroom space, the property includes a good sized office space to the rear, leading onto a kitchenette and WC facility to the rear.

Externally the property is constructed from a stone clad elevation with floor to ceiling window display and benefits from onsite parking for several cars.

## ACCOMMODATION

All measurements are approximate Gross Internal Areas (GIA) and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Showroom - 891.39 sq ft

Office - 409.14 sq ft

WC/ Kitchenette/ Rear hall 64.37 sq ft

In total: 1364 Sq ft

Externally, there is a shared parking area between two other units. We understand this is on a first come first served basis.

## TERMS

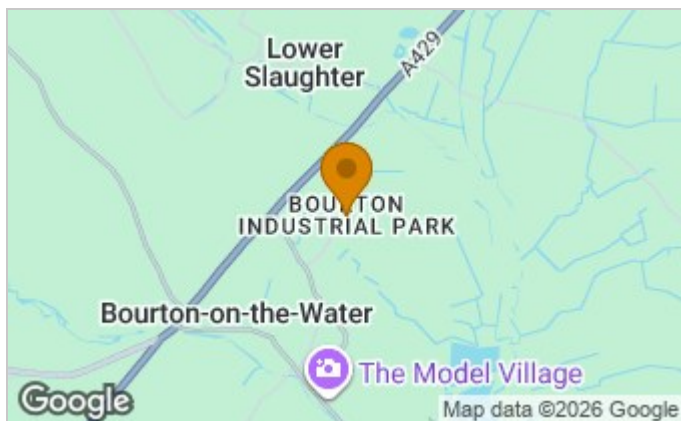
New lease available for a term of years to be agreed.

## COSTS

Ingoing Tenant will be responsible for all costs arising.

## RENT

Unit 20F - £15,500 (ex VAT)



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.

## RENT DEPOSIT

Three months rent will be required as a deposit.

## 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.

## VAT

We understand there property is elected for VAT, meaning VAT is payable in addition to the rent.

## SERVICES

We are advised electricity, water and drainage are available or connected to the Property, but we confirm we have not tested any service installations and any tenant must satisfy themselves as to the state and condition of such items.

## BUSINESS RATES

The Rateable Value from 1 April 2026 is £18,000.

## EPC

The Energy Performance Certificate Rating has been assessed as being B expiring on 23rd April 2033.

## LOCAL AUTHORITY

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

## VIEWINGS

Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold Contact: Oliver Evans: 01451 830 383 E-mail: [oliver.evans@taylerandfletcher.co.uk](mailto:oliver.evans@taylerandfletcher.co.uk)