



**RETAIL PREMISES Lock-Up Shop, Moore Road, Bourton-on-the-Water GL54 2AZ**

**£13,500 Per Annum**

*To Let - A well presented Shop in a good location near to the Village Centre  
New Lease available 5 to 10 years*

## LOCATION

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.

## THE SHOP

Is situated just off the High Street adjacent to and opposite other retail premises and Tearooms. It comprises a converted former barn and is of stone construction beneath a part stone slated roof. The accommodation includes:

### GROUND FLOOR AREA 27' x 14'3"

average (8.23m x 4.34m average)

offering 382 sq ft of retail area with quarry tiled floor, spot lighting and exposed ceiling timbers. A cast iron circular staircase leads to the mezzanine floor approximately 130 sq ft with sink unit.

### CLOAKROOM

Having w.c and basin.

### EPC

EPC Band E (119)

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road,  
Cirencester, GL7 1PX

### RATEABLE VALUE

£9,400 from 1st April 2003

## SERVICES

Mains water, electricity and drainage are connected; wired for off peak heating.

## SECURITY DEPOSIT

A security deposit of £2,250 is payable at the commencement of the Tenancy.

## RESERVATION DEPOSIT

Prospective tenants to pay £1,125 reservation deposit. This will be returned on signing the lease but retained by the agents in the event that the prospective tenants withdraw for any reason.

Please Note - that we have not tested any equipment, appliances or services in this property. Prospective tenants are advised to commission appropriate investigations prior to formulating their offer.

## RENT

£13,500 per annum payable monthly in advance with annual CPI review.

## THE LEASE

For a term of 5 to 10 years to be contracted out of the Landlord and Tenant Act with shared responsibilities for repairs. The Tenant will be responsible for the Solicitors' costs in the preparation of the Lease and for the buildings insurance.

## AGENTS' NOTE

The Landlord is a Consultant to Tayler & Fletcher.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.