

**2 France House, Digbeth Street, Stow-on-the-Wold GL54 1BN**

**£20,000 Per Annum**

- Prime Town Centre Position
- Flexible Commercial Space
- Flexible Terms
- Good Condition
- New Lease Available
- 508 Ft2 NIA

## 2 FRANCE HOUSE

The shop is part of a Grade II Listed period property, probably dating from the 16th or 17th century, with many period details. It is well placed at the top of Digbeth Street as you leave the town square, with excellent footfall.

The property has a wide shop window, a shared lobby with Shop 1, glazed door with both showrooms benefitting from slatwall boarding. The accommodation consist of (all dimensions are approximate and average only):

Front Showroom 206 sq ft (19.1 sq m)  
Middle Room 156 sq ft (14.5 sq )  
Store and rear office 146 sq ft (13.5 sq m)  
TOTAL NIA 508 sq ft (47.2 sq m)

## STOW ON THE WOLD

STOW-ON-THE-WOLD is a prosperous market town in the North Cotswolds. The town has a strong retail market made up largely of independent retailers including Scots of Stow, Cotswold Cheese Company, Fairfax and Favour, Huffkins Tea Rooms, POM London, and Daylesford Estate is 3 miles away. Local retailers benefit from an affluent local demographic and high levels of tourism year round. The town is adjacent to the Fosse Way (A429) the arterial road through The Cotswolds AONB. The town has well in excess of 100 car parking spaces provided free of charge for two hours. Stow-on-the-Wold is in the centre of the larger regional centres of Cheltenham, Oxford and Stratford-Upon-Avon. The locality is served by a variety of superstores, such as Tesco, Co-operative, Aldi and farm shops such as Daylesford, Soho Farmhouse and Diddly Squat Farm Shop.

## LEASE

A new lease, terms to be negotiated.

## RENT

£20,000 per annum payable quarterly in advance.



## REPAIRS AND INSURANCE

Internally fully repairing including window and shared entrance, The tenant will be responsible for 30% contribution towards structural repairs and buildings insurance.

## RENT REVIEW

To be negotiated upon the agreement of the new lease.

## USE CLASS

We understand the property benefits from Class E of the Use Classes Order in England (September 2020).

## RESERVATION DEPOSIT

The prospective tenant will be expected to lodge a £1,200 reservation deposit upon agreeing to take the lease. This will be refunded upon completion, but, should the prospective tenant withdraw for any reason, the deposit will be retained to cover administrative expenses.

## SERVICES

Mains water, electricity and drainage are connected. Tayler and Fletcher have not tested any of the services.

## BUSINESS RATES

Rateable value £16,250 (Effective Date 1st April 2023).

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire

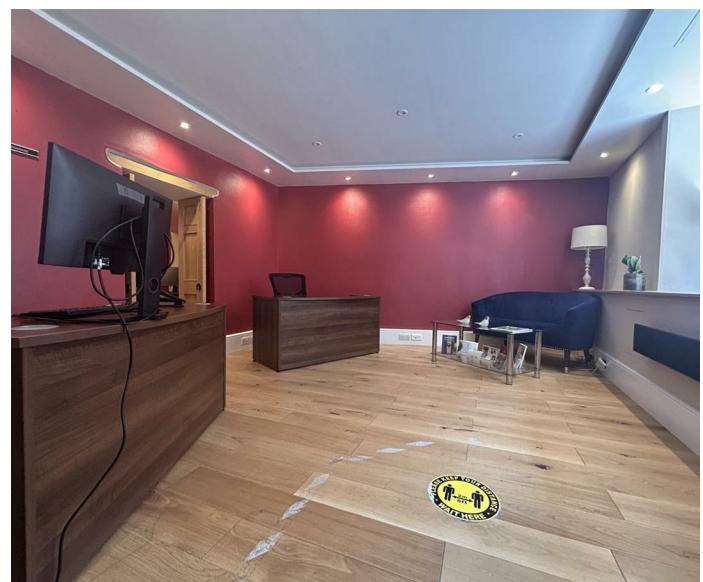
## VIEWING

Viewings strictly by appointment with the sole agents.

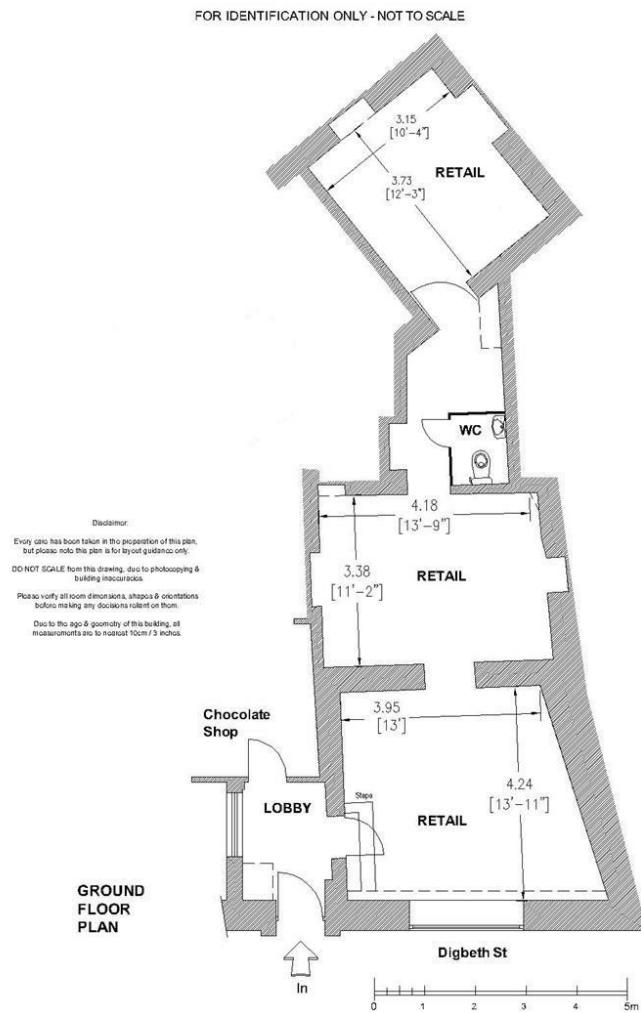
Please contact Robert Holley or Harry Penman.

Tel: 01451 830383

Email: stow@taylerandfletcher.co.uk

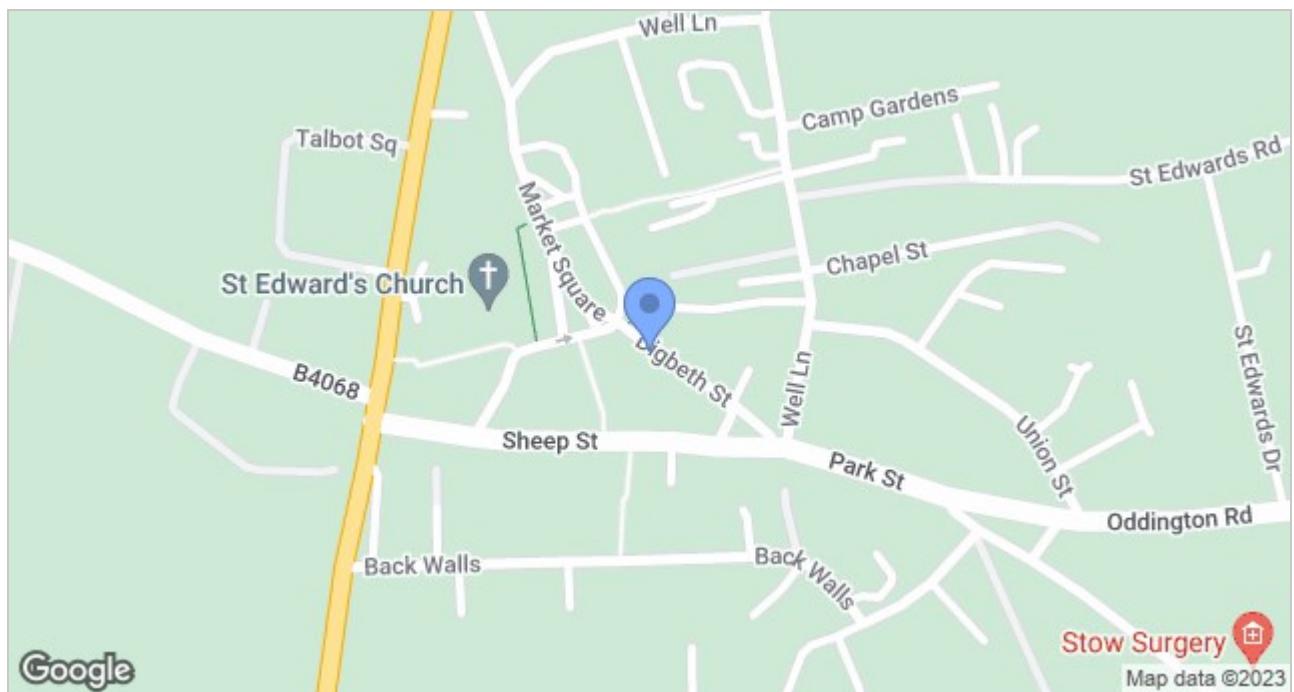


## Floor Plan



France House, Digbeth St, Stow-on-the-Wold GL54 1BN

## Area Map



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.