

established 200 years

Tayler & Fletcher



7-8 Brewery Yard, Sheep Street, Stow-on-the-Wold, GL54 1AA
Guide Price £385,000



7-8 Brewery Yard

Sheep Street, Stow-on-the-Wold, GL54 1AA

Attractive investment opportunity to purchase two adjoining retail units, which are currently occupied as one offering up to a total of 2,152 sq ft, a short walk from the heart of Stow on the Wold. Sold subject to the current lease with 5 years remaining and offering a gross yield of circa 6.6%.

VIEWINGS

Strictly by appointment only, pre-arranged via the sole agents Tayler & Fletcher Stow office by calling 01451 830383 or by contacting Oliver Evans by email at oliver.evans@taylerandfletcher.co.uk.

LOCATION

Stow-on-the-Wold is an historic and vibrant market town situated in the heart of the Cotswolds, and is home to a wide range of up-market independent retail shops, including art and antique galleries, a bookshop, an art shop, a traditional butchers and grocers, a delicatessen, plus a pharmacist and post office. High street outlets include Fairfax & Favor, Sam Wilson, Crew Clothing and The Cotswold Company. The town benefits from a number of high class hotels and restaurants, several coffee shops and cafes, all making the town the preserve of both the local community and visitors, from home and abroad. The town is well connected to neighbouring Cotswold towns such as Burford, Chipping Campden, Bourton on the Water and Broadway, as well as wider transport networks with Kingham (approx. 5 miles) and Moreton in Marsh (approx. 4.5 miles) railway stations providing a direct service to London Paddington (from 90 minutes).

DIRECTIONS

From our Stow on the Wold office, turn left down Digbeth Street, at the bottom turn right and cross Sheep Street turning right up the hill. The entrance to Brewery Yard is on the left. Units 7 & 8 are situated to the right of the courtyard facing out towards Sheep Street.

DESCRIPTION

Units 7 & 8 form two units, currently occupied as one, as part of the wider Brewery Yard development which was created in the late 1980s and are constructed with Cotswold stone walls under a blue slate roof. Brewery Yard consists of 8 units in total, and includes an interiors studio, dental practice, chiropractor, and bridal shop as well as 7 & 8 which currently house an opticians. The units are set around a landscaped courtyard with pedestrian access to Sheep Street.

UNIT 7

The unit comprises an attractive display frontage and entrance and is currently set out as two consulting rooms on the ground floor, with stairs leading to the first floor which includes a staff area, WC and storage area which could be another retail space.

UNIT 8

Unit 8 too offers good display windows with the benefit of frontage visible to Sheep Street. The unit comprises a ground floor showroom and reception space with stairs leading to first floor space with good ceiling height suitable for a variety of uses.

TENURE

Remainder of 999 year lease, commenced 25th March 1988, the purchasers will become shareholders of Brewery Yard Ltd, who own the freehold.

USE

We believe the property to be currently class E. Prospective purchases must make their own inquiries to ensure the use class is sufficient for their purposes.

SERVICES

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

EPC

The EPC rating for the property is C - 53 valid until 8th February 2034.

SERVICE CHARGE

We believe the buildings insurance and maintenance of the courtyard are included in the service charge which we understand is currently £714 per quarter for both units. This cost is covered by the tenants.

LOCAL AUTHORITY

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

BUSINESS RATES

From 1 April 2026 the rateable value is £31,500 for the units together.

LEASE TERMS

We understand both units will be sold subject to the current lease, and therefore not with vacant possession. A summary of the current terms are below:

Lessee: Stow Opticians Ltd.

Rent: £25,500pa

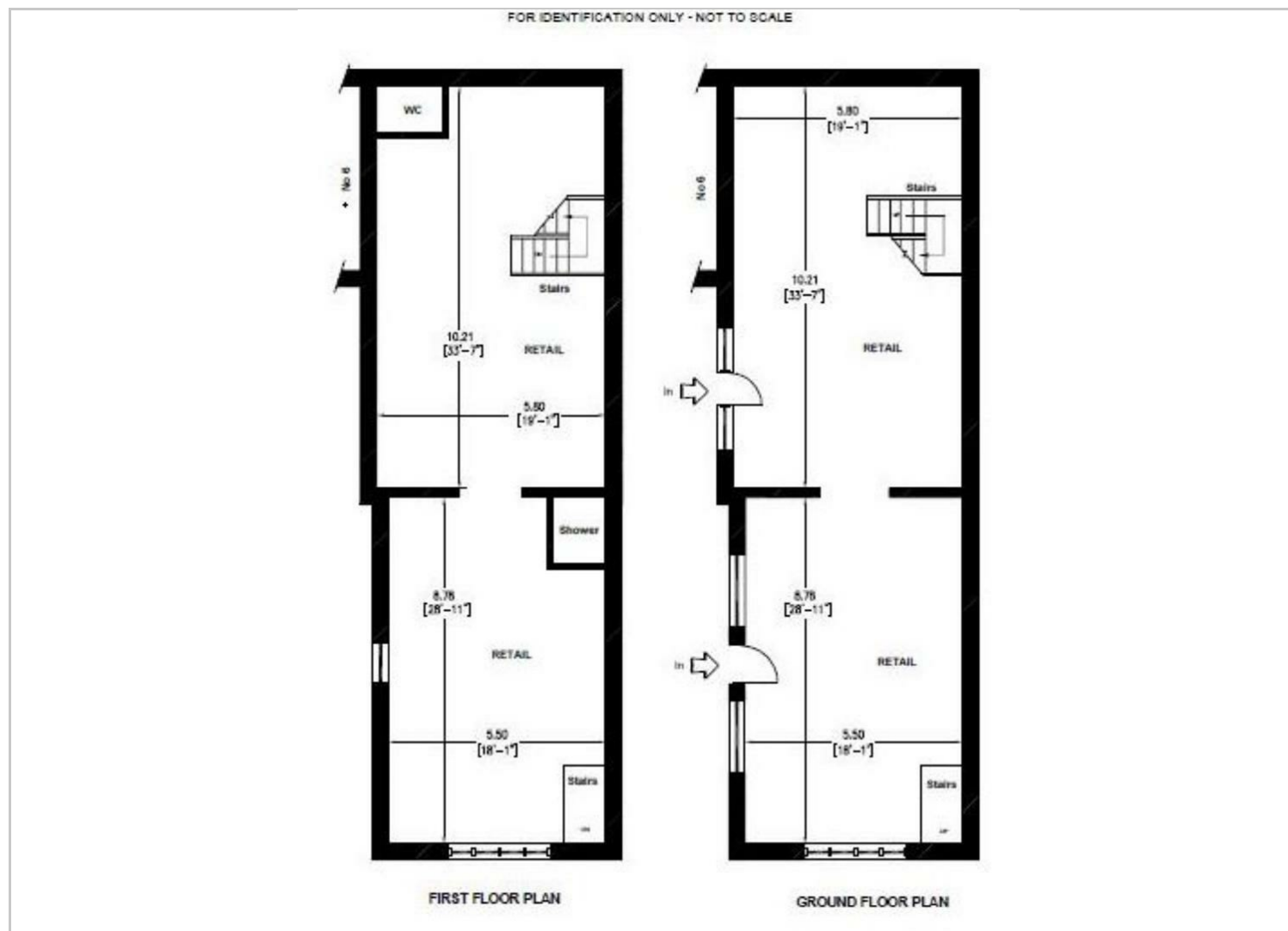
Lease Length: 15 years

Lease Expiry: 27th October 2031

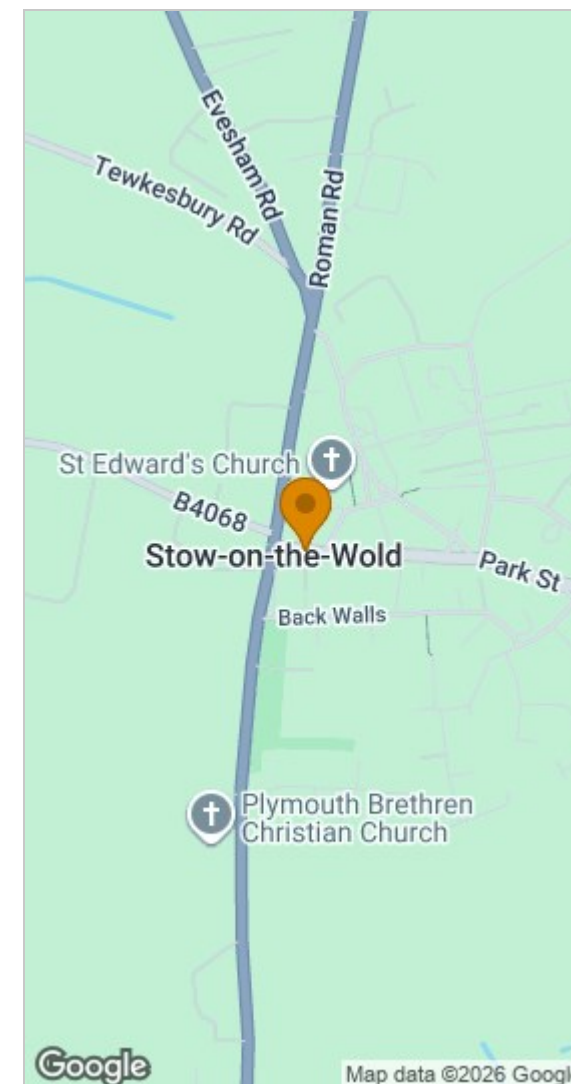
L&T 1954: Inside act



Floor Plan



Area Map



Viewing

Please contact our Stow-on-the-Wold Lettings Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

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.