

FOR SALE

Shop and Upper Floor 754 Sq ft (70.09 Sq m)



Popular Cotswold Market Town

Prominent Position within Main Retail Area

Freehold

13, High Street, Wotton-Under-Edge, Gloucestershire GL12 7DE

01452 380064

LOCATION

The property fronts directly onto the western end of the High Street in Wotton-Under-Edge close to the junction with the B4058 Haw Street/Bear Street. The High Street is the main retail area within the Town and is home to both local and national occupiers.

Wotton-Under-Edge is a popular and thriving market town on the southern fringe of the Cotswolds in Gloucestershire. The Town has a strong community and is well served with several pubs, restaurants, and a hotel.



DESCRIPTION

A mid terraced shop of traditional brickwork construction under a pitched roof. The accommodation is arranged over ground and first floor.

The ground floor comprises a sales area to the front of the property with an office/store to the rear containing a small kitchenette/tea point. A glazed shop front and pedestrian access front onto the High Street. Stairs lead from the ground floor retail area to the first floor.

The property benefits from pedestrian rear access.

The first floor comprises three individual rooms and a WC.

Floor areas

Floor	Sq ft	Sq m
Ground Floor	405	37.60
1st Floor	349	32.49
Total	754	70.9

KEY INFORMATION

Services

Mains water, drainage and electricity are connected to the property.

The ground floor benefits from air-conditioning.

NOTE: None of the services have been tested by Kurt Wyman Surveyors.

EPC Rating

TBC

Business Rates

The property is described as 'Shop & Premises' with a rateable value of £2,400.

Quoting Terms

Offers based on £129,500 for the freehold interest with vacant possession upon completion.

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All figures are quoted exclusive of VAT.



It is intended that the sale is completed by the joint administrators of F. Norville Limited, S.Girling and C Marsden of BDO LLP, Bridgewater House, Counterslip, Bristol, BS1 6BX. The business, property and assets of F.Norville Limited are being managed by the Joint Administrators, who act as agents and without personal liability.

**All viewings by prior appointment with
Kurt Wyman Surveyors:**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website: www.kurtwymansurveyors.co.uk



rightmove 

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