

# FOR SALE

Shop with Upper floor

754 Sq ft (70.09 Sq m)

**Kurt  
Wyman**  
Surveyors & Property Agents



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

**Cotswold Market Town | Prominent Location | Development Potential (STP)**





## LOCATION

The property fronts directly on to the Western end of the High Street in Wotton-under-Edge close to the junction with the B4058 Haw Street/Bear Street.

Located on the fringe of the Cotswolds the town offers a vibrant Market environment with excellent transport links to Bristol.

## DESCRIPTION

- Mid Terrace Shop of traditional brickwork construction under a pitched roof.
- Arranged over ground and first floors .
- Sales area to front of ground floor with office/store to the rear containing small kitchenette/tea point.
- First Floor comprises three individual rooms and a WC
- Glazed Frontage and pedestrian access on to High Street
- The property benefits from pedestrian access to the rear
- May suit development (STP)

### Floor Areas:

|        |           |           |
|--------|-----------|-----------|
| Ground | 405 sq ft | 37.60 sqm |
| First  | 349 sq ft | 32.49 sqm |





## KEY INFORMATION

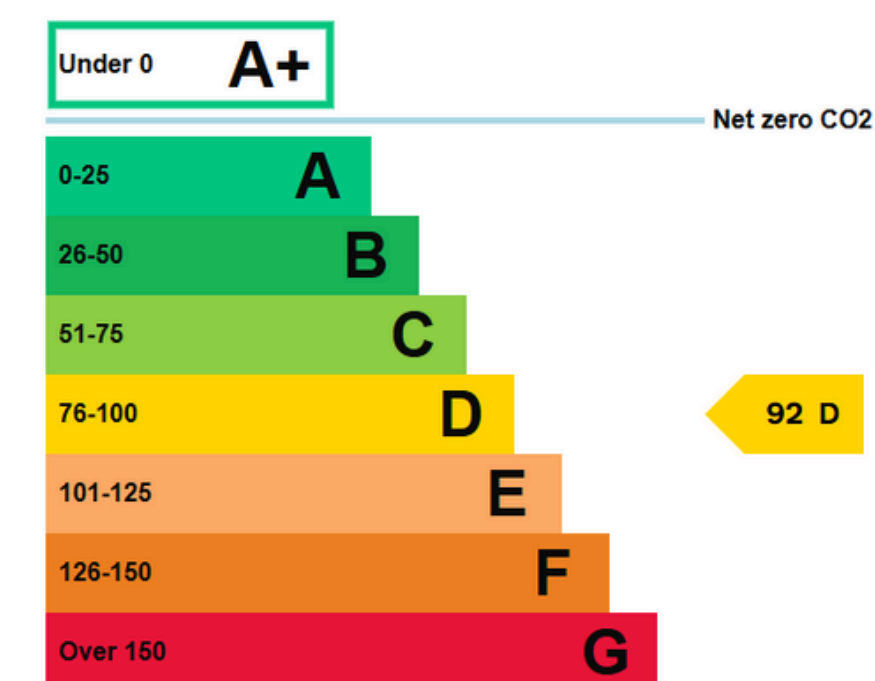
### SERVICES

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.**

### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### RATING

The property is described as 'Shop & Premises' with a rateable value of £3,300

### 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

VAT is chargeable on the Sale



The logo for Kurt Wyman Surveyors & Property Agents. It features a yellow triangle to the left of the word 'Kurt' in a large, bold, yellow sans-serif font. Below 'Kurt' is the word 'Wyman' in a smaller, bold, yellow sans-serif font. Underneath 'Wyman' is the text 'Surveyors & Property Agents' in a white sans-serif font. The entire logo is set against a black rectangular background.

**Kurt  
Wyman**  
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT  
WYMAN SURVEYORS**

**Tel: 01452 380064**

**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

**Website [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**

Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

**Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management**