





FOR SALE

Well located Elizabethan style retail Property arranged over ground, first and second floors, benefitting from a rear private garden in one of the West's best regarded shopping locations.

ASSET MANAGEMENT OPPORTUNITIES

- ◆ Investment income of £42,000pa on a new 5 year FRI
- ◆ Lease
- ◆ Attractive property in affluent Cotswold market town
- ◆ Potential for owner occupancy
- ◆ Business is available separately
- ◆ Break up opportunities on the Cottage and upper parts with holiday let potential
- ◆ Side access to the residential at rear
- ◆ Guide Price - £695,000

4 Church Street, Tetbury, GL8 8JG

LOCATION

Tetbury enjoys good communication links via the A4135, A434 and A433 giving access to the nearby towns of Cirencester, Malmesbury, Nailsworth, Stroud and Dursley and also either Junctions 17 or 18 of the M4 and the larger conurbations of Bath, Bristol and Swindon. Cheltenham and Gloucester can also be easily reached to the north.

Tetbury is a wool town which rose as an economic centre in the 17th Century. The Market House is the centre point for the town and continues to operate in a limited capacity. The architecture of the town is in itself a tourism pull, but the retail offering surpasses many rival Cotswold towns, specifically as a destination for the antiques and interiors sector. Notably the HRH Prince of Wales Highgrove shop is also based on the high street. The population of Tetbury is c. 5,500 (at last census), being insufficient to support the range of shops the town offers and consequently the traders are heavily reliant on tourism, and the cluster of traders are a draw in themselves.

DESCRIPTION

The property is part C17 terrace built of rubble stone elevations under a Cotswold Stone tiled roof. The premises have a double shop front which we assume to be a Victorian addition, and have the rare benefit of a private covered access to the rear sections.

Internally, the retail sales area is spread across the ground floor of 3 & 4 Church Street. The sales area is well suited to boutique and high quality independent retail.

A side alley links onto the furthest store room with access externally to the bungalow and courtyard, and up an external stair to the roof garden and access to the upper floors. There is further storage available at basement level.

The property comprises an external pathway to an attractive courtyard garden and a single storey residential property with patio doors through to a living room, double bedroom, kitchen and shower room. The whole Property is currently occupied entirely by the tenant.



The first-floor accommodation is split with a small section separately accessed off the roof terrace and the main entrance beyond leading to a series of rooms with windows overlooking the Market House with 2 separate second floor sections. The upper parts are classified as in residential use and no planning has been sought to alter this. The maisonette benefits from 4 double bedrooms.

Walk around the property using our virtual tour below:

<https://my.matterport.com/show/?m=u9BHF75Gar5>

TENURE

Tenant is prepared to sign into a new occupational tenancy at a rent of £42,000pa for a term of 5 years. Other terms are to be agreed with purchaser.

TENANT PROFILE

Moloh was founded in 2003 by Caroline Smiley. moloh is a British luxury label, designing and manufacturing women's modern clothing with a classic military twist, which it has done for the last 15 years. The brand has a loyal following and includes the Duchess of Cambridge as one of our regular customers. The business produces only 2000 short run garments PA and has a £600,000+ turnover for the last 3 years.



ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement Professional Statement incorporating the International Property Measurement Standards (IPMS), and the premises benefit from the following areas.

Net Internal Area	Sq M	Sq Ft
Zone A	58.37	628
Zone B	28.79	310
Zone C	1.53	16
Rear Store	12.82	138
Total Sales	88.69	955
Ground Floor Total	101.51	1,093

Net Internal Area	Sq M	Sq Ft
First Floor Part	19.02	205
First Floor Main	43.54	469
First Floor Total (NIA Commercial)	62.56	673
First Floor Total (GIA Commercial)	68.93	742
Second Floor A	20.31	219
Second Floor B	29.73	320
Second Floor Total	68.93	742
Total (Commercial NIA)	256.96	2,766



EPC

This property has an EPC rating of C67.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

FOR FURTHER INFORMATION

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SUBJECT TO CONTRACT

24-01-2020



