



High Street, Winchcombe, GL54 5LJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£345,000

- Mixed Use Investement
- Seperate Two Bedroom Apartment
- 116.05m2 (1,249sq ft) GIA
- Development Opportunity
- Scope for roof conversion
- 116.05m2 (1,249sqft) GIA

A grade 2 listed, mixed use property offering great investment potential. Equally it presents an opportunity for an owner occupier. It comprises a ground floor commercial premises presently run as a ladies fashion shop. The commercial element could also be used for a variety of purposes. Via a separate access, the first floor forms a spacious two bedroom apartment full of character and period features. The flat is available with vacant possession.

The roof void is of sufficient pitch and size to offer significant scope to add third and forth bedrooms with panoramic views to the rear of Sudeley Hill and thereby adding significant value. Once complete, opportunity to let it into the very popular, local holiday let sector.

Location

The Premises is located on the Cotswold Way within Winchcombe Town Centre in the busy retailing area of Hailes Street. Walking distance from popular tourist attractions such as Sudeley Castle and the GWR railway. The property benefits from a highly visible profile to passing pedestrian and vehicular traffic. Other occupiers on the street include a number of high-quality independent boutiques, retailers and professional services. National banking and pharmacy firms are also nearby. All of which drive footfall.

Winchcombe is a Saxon market town 7 miles north-east of Cheltenham and 8 miles from Broadway. It is popular with professionals and families alike. Additionally, it is a desirable tourist destination in its own right, for people visiting the Cotswold Area of Outstanding Natural Beauty. The town offers an excellent range of independent shops, supermarkets, pubs, restaurants, a medical centre, library and an 'Outstanding' primary school and a secondary school.

Accommodation

Commercial
Ground floor 36.65m2 (395sqft) NIA
Basement 27.87m2 (300sq ft)

First Floor
Landing 2.36 (25sqft)
Kitchen 6m2 (65sqft)
Living Room 16.16m2 (174sqft)
Bathroom 4.53m2 (49sq ft)
Bedroom one 11.55m2 (124sq ft)
Bedroom two 12.02m2 (129sqft)
Total IPMS2 - Residential 51.53m2 (555sqft)

Total GIA 116.05m2 (1,249sqft)

Services

It is understood that the property has mains water, drainage and electricity. Both demises have separate electricity meters. Purchasers are requested to make their own enquiries to ensure continuity of supply.

Business Rates / Council Tax

Rateable value 2017 listing - £7,900

The commercial part should qualify for 100% rates relief (subject to status of the rates payer.)

The residential part is within Council Tax Band B

Viewing

By prior appointment only. Please contact the commercial team: 01386 765700 or commercial@sheldonbosleyknight.co.uk

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars:

These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only.

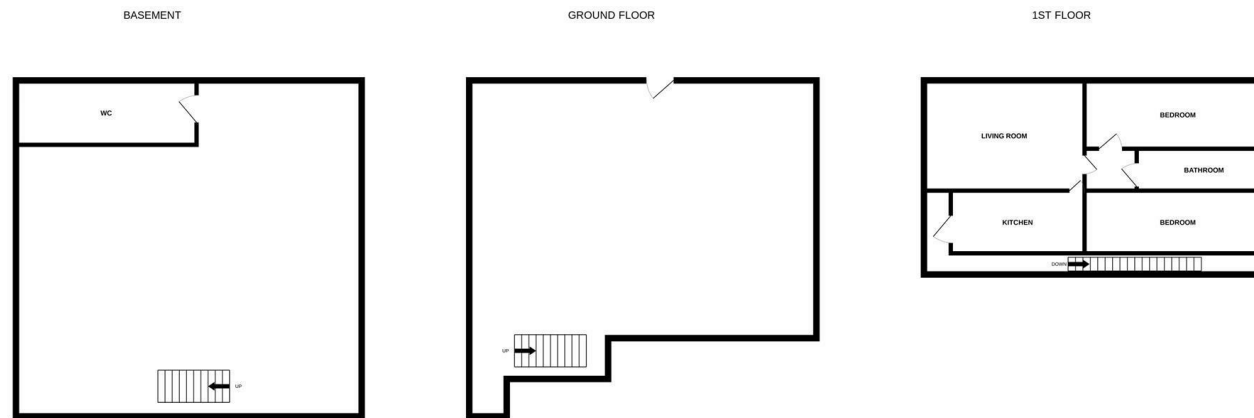
A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT:

The VAT position relating to the property may change without notice.



Plan



This floor plan is not to scale and is for guidance purposes only
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For further information please email commercial@sheldonbosleyknight.co.uk