



3-4, Hazel Court, Bourton on the Water, GL54 2HQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£470,000

- 373.05m² (4015ft²) Gross Internal Area
- Passing Rental - £34,000 PA
- Energy Performance Certificate: 69 C
- Fantastic Location & Investment Opportunity
- Gross Yield: 7.2%

****Investment Opportunity**** The property comprises a modern two-storey industrial unit of approximately 373.05 m² (4,015 ft²) GIA, with a clear height of 6.2m and eaves height of 5.15m, suitable for B2 and B8 uses. The property is let on a 6-year full repairing and insuring lease to Entwined Productions Ltd from 10th April 2024, with a passing rent of £34,000 per annum.

Location

Bourton-on-the-Water is a picturesque village located in the Cotswolds, a beautiful region in England known for its charming rural landscapes and traditional architecture. Famous for its idyllic setting, with the River Windrush flowing through the center of the village, crossed by several low, arched stone bridges. Bourton-on-the-Water offers a range of attractions and activities for visitors to enjoy. The Cotswold Motoring Museum and Toy Collection is a popular spot, showcasing a collection of vintage cars, motorcycles, and classic toys. The Model Village is another highlight, presenting an intricate miniature replica of the village itself.

Description

The Accommodation comprises:
Warehouse: 321.48 m² (3460 ft²)
First Floor Storage: 28.79 m² (309 ft²)
Office: 18.47m² (198 ft²)
WC: 2.42m² (26 ft²)
Kitchen: 1.89 m² (20 ft²)

The layout of the unit can vary depending on the specific requirements, but it typically includes a production area for manufacturing or processing, storage spaces for raw materials and finished products, an office and restrooms. The property includes parking provisions for 8 vehicles.

Investment

The property is let to Entwined Productions Ltd on a 6-year full repairing and insuring lease commencing 10th April 2024, at a passing rent of £34,000 per annum, payable quarterly in advance. The lease includes a tenant break option at the end of year 4 and is contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954. This arrangement provides a secure and predictable income stream from a well-established tenant under a modern FRI lease structure.

Services

Mains water, drainage, and three-phase electricity are understood to be connected.

Energy Performance Certificate

EPC Rating 69 C. The current EPC expires 20 September 2033.

Business Rates

Current rateable value (1 April 2023 to present): £27,750

Planning

The property benefits from uses falling under Use Class B2 (general industrial) and Use Class B8 (storage and distribution). It is located within the administrative area of Cotswold District Council, and as such prospective occupiers or developers are advised to contact the Council's planning department to confirm the latest position in respect of permitted uses, scheme specifics and any need for change-of-use consent.

VAT

The property is elected for VAT and therefore VAT will be applicable to the final agreed price.

Legal Costs

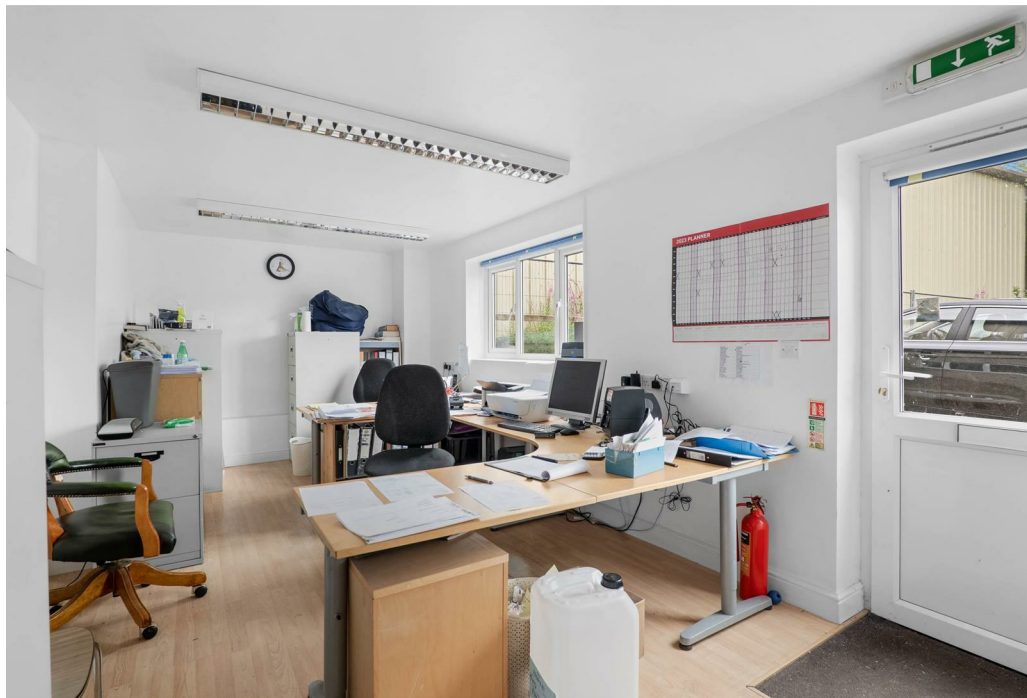
Each party will be responsible for their own legal costs associated with the transaction.

Viewing

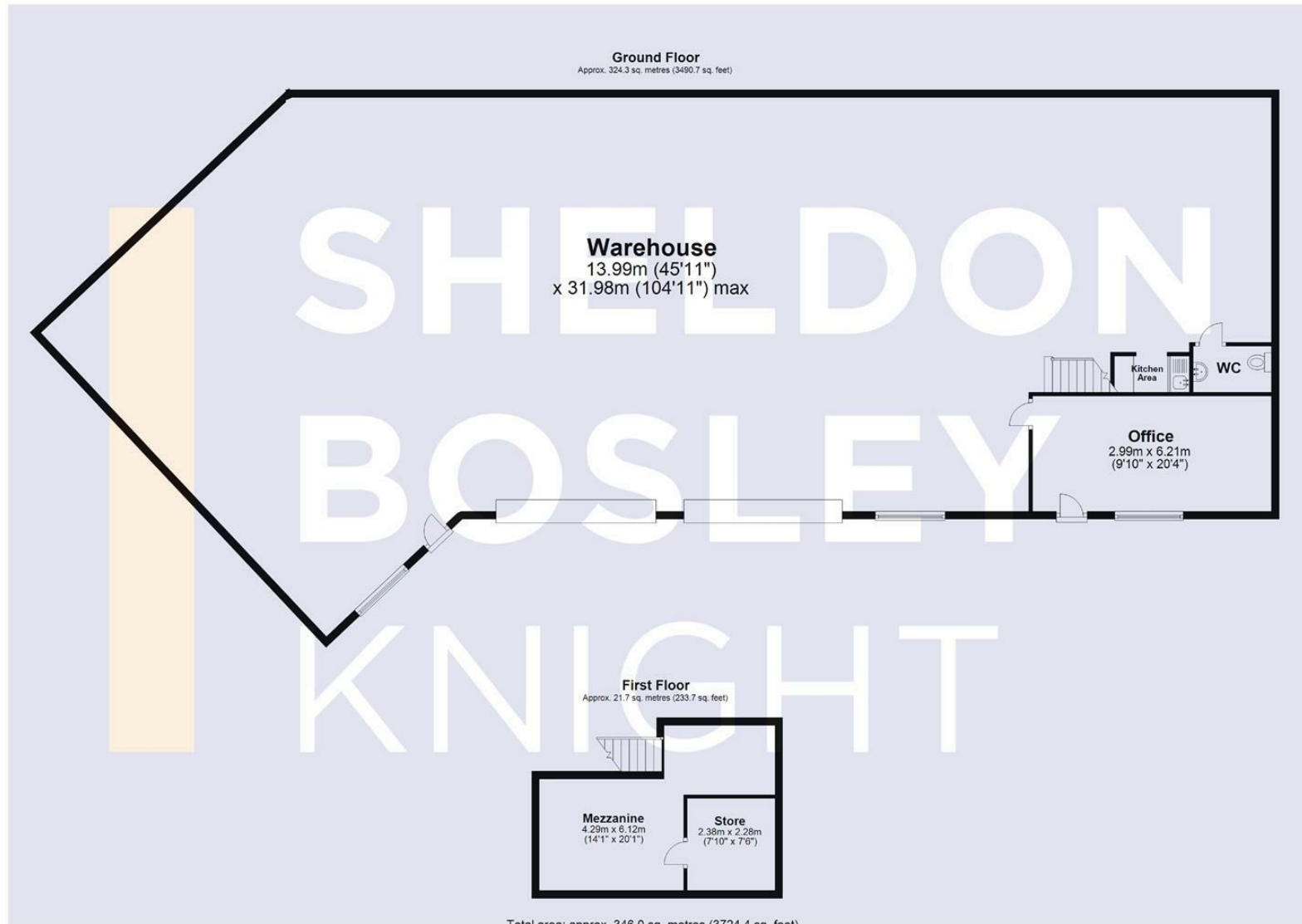
To arrange a viewing please contact the commercial Team on commercial@sheldonbosleyknight.co.uk or 01386 765700

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



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

For further information please email commercial@sheldonbosleyknight.co.uk