

The logo for kbw, featuring the lowercase letters 'kbw' in white on a blue rounded square background.

kbw

*Broad Close Courtyard, High Street
Broadway, Worcestershire
WR12 7DP*

- Popular tourist destination in the Cotswolds
- Renowned for its art galleries, antique shops, museums, hotels and tea rooms

*Showroom /
Offices
To Let*

*Showroom / office area
359.3 sq m
(3,868 sq ft)
approx.*



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Accommodation

The approximate net internal floor areas are as follows:

Ground floor:

Showroom / office (LHS-West)	190.42 sq m (2,050 sq ft)
Kitchen	2.26 sq m (24 sq ft)

Showroom / office (RHS -East)	168.85 sq m (1,818 sq ft)
Kitchen	2.49 sq m (27 sq ft)

First floor

Offices	62.51 sq m (673 sq ft)
Kitchen	4.2 sq m (45 sq ft)

Location

The subject property fronts the High Street in Broadway, a well known and popular tourist destination in the Cotswolds. It offers a broad range of shopping facilities and is particularly renowned for its art galleries and antique shops. Nearby occupiers include Landmark, OKA, Cotswold Collections, Edinburgh Woollen Mill, The Lygon Arms Hotel and Broadway Museum.

Broad Close Courtyard is located to the rear of OKA at 46 High Street Broadway and has onsite

car parking for 8 cars. The subject premises comprise a two storey office building of Cotswold stone construction under a pitched tiled roof incorporating dormer windows with two large single storey extensions separated by an external passage way that passes through the main building. There is an attractive walled garden situated to the rear.

Internally, the premises provide open plan accommodation at ground floor level with fully glazed timber frame windows to the main elevations with kitchen facilities and a separate suite of first floor offices.



Disclaimer: KBW Chartered Surveyors for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Chartered Surveyors has any authority to make any representation of warranty whatsoever in relation to this property.

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The KBW logo consists of the lowercase letters 'kbw' in a white, bold, sans-serif font, centered within a bright blue rounded square.

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Terms

Available by way of an effectively fully repairing and insuring lease for a term of years to be agreed incorporating regular rent reviews.

Rent

£50,000 per annum exclusive.

Rates

To be reassessed.

Legal Costs

Each party to be responsible for its own legal costs incurred in the transaction.

EPC

Given that the premises fall within the curtilage of a listed building, the premises qualify for exemption.



VAT

We understand that VAT is payable on the rent and may apply to other charges or payments detailed. All

figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

Viewing

Strictly by prior appointment with the sole agent KBW.

Ref: 710190

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