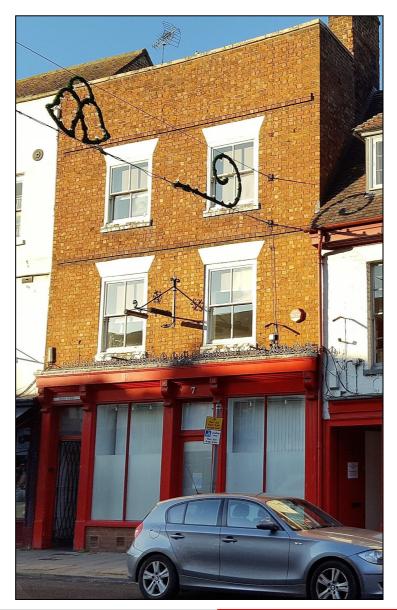
# FOR SALE OR TO LET RETAIL/OFFICE/DEVELOPMENT

### 7 BARTON STREET, TEWKESBURY, GL20 5PP

## GRADE II LISTED COMMERCIAL BUILDING 1,215 sq ft (177.48 sq m)



**JOHN RYDE** 

COMMERCIAL

www.johnryde.co.uk

01242 576276

- Originally retail premises but most recently used as offices
- Potential for alternative uses and/or residential development (subject to planning)



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### **LOCATION**

Gloucestershire, situated approximately 10 miles to the North of £6,300. Source: Valuation Office Agency website. See notes Cheltenham and Gloucester, 48 miles North of Bristol, 45 miles below South of Birmingham and 105 miles North West of London. The town's excellent road communications and attractive working METHOD OF SALE environment have attracted major companies, retailers, and The Vendor proposes to dispose of the freehold interest on an restaurateurs alike.

The premises are located on Barton Street, the principal vehicular route into the town centre from the M5 motorway.

### DESCRIPTION

7 Barton Street comprises a former retail premises converted to The premises are available by way of a new full repairing and provide a single office building, which is capable of being divided insuring lease, for a term of years to be agreed, and to provide retail and/or office accommodation along with incorporating periodic upward only rent reviews. A rent deposit residential accommodation to the upper floors, subject to may be required. obtaining the necessary planning consent(s).

The building is Grade II Listed and is of brickwork elevations under a pitched roof. 7 Barton Street benefits from an attractive timber framed shop front, and a basement which is INSURANCE not included in the Net Internal Area, along with two access The tenant will be responsible for reimbursing the landlord the points via a side alley in addition to the shop front doorway.

Externally, there is a courtyard to the rear of the property.

### ACCOMMODATION

(Approximate Net Internal Floor Areas)

frontage, hallway with stairs to first floor, rear office with during this transaction. feature window, and two access points from the side alley.

First floor provides front office, separate WC's, rear office, stairs 7 Barton Street is Grade II Listed and is therefore exempt from to second floor, which comprises three rooms.

Ground floor:	411 sq ft	38.20 sq m
First floor:	248 sq ft	23.07 sq m
Second floor:	566 sq ft	51.66 sq m
TOTAL:	1,215 sq ft	112.93 sq m

### SERVICES

It is understood mains gas, electricity, water, and drainage are connected.

### **BUSINESS RATES**

Tewkesbury is an historic market town located in North The premises are assessed at the following Rateable Value:

unconditional basis, providing vacant possession to the purchaser on completion.

Proposals are invited based on a guide price of £195,000.

### LEASE TERMS

Proposals are invited at a commencing rent of £14,000 per annum exclusive.

cost of the annual buildings insurance premium.

### VAT

It is understood the property is not elected for VAT.

### LEGAL COSTS

Ground floor provides front office/retail area with shop Each party to be responsible for their own legal costs incurred

### ENERGY PERFORMANCE CERTIFICATE (EPC)

requiring an EPC.

### VIEWING

For further information or to arrange a viewing please contact the sole agent: -

> John Ryde Commercial 14 Royal Crescent Cheltenham GL50 3DA Tel: 01242 576276 Email: enquiries@johnryde.co.uk

### January 2018

### **IMPORTANT NOTICES**

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND - None of these have been tested by John Ryde Commercial. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose

BUSINESS RATES - Standard Uniform Business Rate Multiplier 2017/2018 47.9 pence in the pound. Small Business Multiplier 46.6 pence in the pound (applicable to rateable values under £15,000). Total exemption for qualifying parties for properties with rateable values under £12,000. Information obtained from www.gov.uk and rateable values from www.voa.gov.uk. To be verified by the new occupier. Transitional arrangements, eligibility for the Small Business Rate Relief scheme, or appeals against rateable value may affect the bill payable. For further information search 'business rates' at www.gov.uk.

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