

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)**



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

**JOHN RYDE
COMMERCIAL**

www.johnryde.co.uk

01242 576276





LOCATION

Tewkesbury is an historic market town located in North Gloucestershire, situated approximately 10 miles to the North of Cheltenham and Gloucester, 48 miles North of Bristol, 45 miles South of Birmingham and 105 miles North West of London. The town's excellent road communications and attractive working environment have attracted major companies, retailers, and 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 provide a single office building, which is capable of being divided to provide retail and/or office accommodation along with residential accommodation to the upper floors, subject to 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 not included in the Net Internal Area, along with two access 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)

Ground floor provides front office/retail area with shop frontage, hallway with stairs to first floor, rear office with feature window, and two access points from the side alley.

First floor provides front office, separate WC's, rear office, stairs 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

The premises are assessed at the following Rateable Value: £6,300. Source: Valuation Office Agency website. See notes below

METHOD OF SALE

The Vendor proposes to dispose of the freehold interest on an unconditional basis, providing vacant possession to the purchaser on completion.

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

LEASE TERMS

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed, and incorporating periodic upward only rent reviews. A rent deposit may be required.

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

INSURANCE

The tenant will be responsible for reimbursing the landlord the cost of the annual buildings insurance premium.

VAT

It is understood the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

7 Barton Street is Grade II Listed and is therefore exempt from 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.

MISREPRESENTATION ACT - These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither our client nor John Ryde Commercial shall be responsible for statements or representations made. Our client does not make or give and neither John Ryde Commercial nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.