

On the Instructions of A B Hughes & J P Smith Joint LPA Receivers FOR SALE

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PROPERTY CONSULTANTS



**Former Countrywide Store
with garden centre and yard**

**Station Road
Bourton on the Water
Cheltenham
GL54 2EP**

**13,048 sq ft (1,212.16 sq m) on
approximately 2.62 acres (1.06
hectares)**

- Located on the approach to the centre of Bourton on the Water
- Retail store with external display compound
- Development potential subject to planning



Station Road, Bourton on the Water, Cheltenham, GL54 2EP

Location

The property is set back from Station Road approximately 650 metres south of the junction with the A429 (The Fosseway) and 425 metres north of the centre of Bourton on the Water (via Moore Road).

The immediate area is predominantly residential and the property is directly opposite the George Moore Community Clinic.



Description

The property provides an attached former Countrywide Store including garden centre with covered display area.

The building is of steel frame construction with brickwork and profiled sheet elevations. The front elevation is fitted with entrance canopy together with customer entrances and loading door.

The internal areas have been used for retail and storage purposes and include staff facilities and offices.

We have measured the site using Promap Services and calculated the site extends to approximately 1.06 hectares (2.62 acres). The stated area excludes the sections hatched blue which are in separate ownership (see Terms).

Accommodation

Area	Sq m	Sq ft
Retail with ancillary facilities	940.07	10,119
Garden centre	272.09	2,929
TOTAL	1,212.16	13,048

All measurements are approximate Gross Internal Areas.

Services

We are advised that mains water and electricity are connected. The space heaters are served by lpg.

We have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

The property was used as a Countrywide Farmers Plc outlet for the sale of farming and equestrian products. The property is believed to have a restricted A1 (retail) planning consent.

Interested parties should make further enquiries regarding the existing and potential uses to the Local Planning Authority, Cotswold District Council 01285 623000.

Terms

Sale of the freehold interest. The sale excludes Title Numbers GR228972 and GR239673 (see site plan - areas edged blue).

The Title includes a restriction on the retail sale of any food, alcohol and tobacco products. The adjoining owner also benefits from rights over parts of the site.

Guide Price

£1,500,000.

Method of Sale

All interested parties will be invited to make their offer by a fixed date. Details of the method of sale will be confirmed during the marketing period.

Legal Costs

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

Business Rates

The Valuation Office Agency website describes the property as "Retail, warehouse and premises", with a rateable value of £90,000.

Interested parties should make their own enquiries to Cotswold District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment. www.voa.gov.uk

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Energy Performance Certificate

The Energy Performance Certificate rating is C (55) (August 2017). The full certificate and recommendations can be provided on request.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

The property will be open for inspection on the following dates:-

14 May (Tuesday) 11.00 am -1.00 pm

30 May (Thursday) 2 pm - 3.30 pm

For further information please contact the sole agents.

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