

19 Market Place

Tetbury, GL8 8DD

HW Hawkins
Watton



FOR SALE

2,945 SQ FT
(273.60 SQ M)

OFFERS IN THE REGION OF £497,500

**Prestigious Grade II Listed
Georgian property with
vacant possession**

- Currently arranged as a mixed-use premises with retail frontage
- Excellent development or investment potential
- Prestigious Grade II Listed Georgian property with vacant possession

hawkinswatton.co.uk
01453 753753

Summary

Available Size	2,945 sq ft
Price	Offers in the region of £497,500
Business Rates	Upon Enquiry
VAT	Not applicable
EPC Rating	Upon enquiry

Location

Tetbury, often referred to as the gateway to the Cotswolds, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Description

This imposing Grade II Listed townhouse is situated in Tetbury's iconic Market Place, offering an exceptional development opportunity in one of the Cotswolds' most sought-after towns. The property retains many period features, including sash windows, traditional cornicing, and Georgian symmetry, with generous accommodation over three floors and extensive internal space measuring nearly 3,000 sq.ft.

Internally, the property offers a flexible layout that would suit conversion to apartments, boutique business premises, or a live/work combination, subject to necessary consents.

Ground Floor: A large bay-fronted retail display room with central doorway, ideal for boutique retail, gallery, or showroom use – could be split into 2, office/storage space and stairs to upper floors.

First and Second Floors: Generously sized rooms with ample natural light, high ceilings, and period features, kitchen, storerooms and WCs offering significant scope for conversion into apartments or office/studio space.

ACCOMMODATION

The total gross internal floor area is approximately 273.6 m² / 2945 sq ft.

TENURE

The property is freehold.

SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

RATINGS

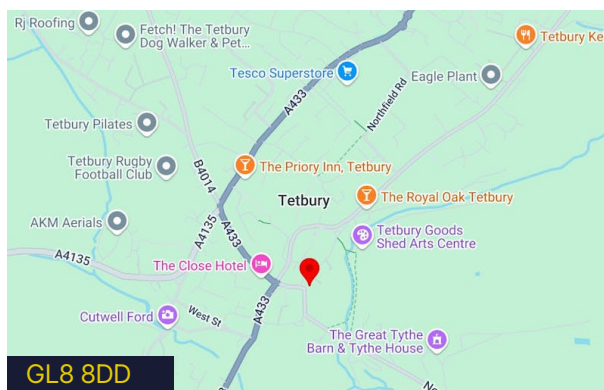
Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

EPC

Awaiting EPC.

FREEHOLD PRICE

Guide price of: £497,500, exclusive, Subject to Contract. The property is NOT elected for VAT.



Viewing & Further Information



John Hawkins
01453 753753 | 07596 764276
john@hawkinswatton.co.uk



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