

10 Church Street

Tetbury, GL8 8JG

HW Hawkins
Watton



FOR SALE

711 SQ FT
(66.05 SQ M)

OFFERS IN THE REGION OF £250,000

Prestigious Grade II Listed
property with vacant
possession

- Ground floor only – attractive shop premises and rear courtyard
- Excellent position in heart of Tetbury town centre
- Prestigious Grade II Listed property with vacant possession

hawkinswatton.co.uk
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Summary

Available Size	711 sq ft
Price	Offers in the region of £250,000
EPC Rating	Upon enquiry

Location

Tetbury 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.

Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

Description

The property comprises of the ground floor only of this attractive grade II Listed period property. Behind an attractive double fronted shop window is well proportioned retail/sale space leading through to a rear section providing additional sales space, and ancillary staff facilities and a substantial rear courtyard/garden.

The property has previously been a highly respected antiques and clock specialist and is now available with vacant possession.

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.

TENURE

The property is freehold, and the ground floor (only) available with vacant possession. The upper floor flat has been previously sold by way of a long leasehold.

EPC

Awaiting EPC.

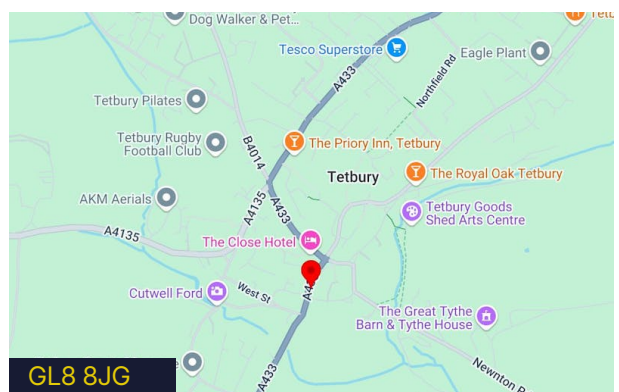
FREEHOLD PRICE

Guide price of: £250,000, exclusive, Subject to Contract. The property is NOT elected for VAT.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - ground rear retail	177	16.44	Available
Ancillary	81	7.53	Available
Ground - front retail	453	42.09	Available
Total	711	66.06	



Viewing & Further Information



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