



5-7 Long Street

Tetbury, GL8 8AA

**5-7 Long Street is a
Freehold retail investment
opportunity prominently
placed on the High Street in
Tetbury.**

382 to 2,185 sq ft

(35.49 to 202.99 sq m)

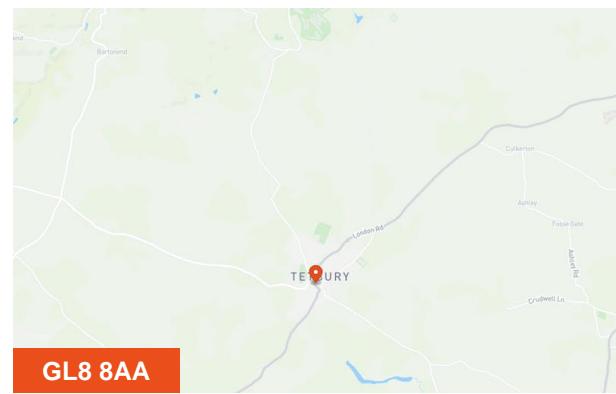
- High Street
- Multi-tenancy

Summary

Available Size	382 to 2,185 sq ft
Price	£500,000
EPC Rating	Upon enquiry

Description

5-7 Long Street is a Prime Cotswolds Retail in the Heart of Tetbury in Gloucestershire. Comprises of 3 retail units: 5 Long Street 382 sq. ft, 5A Long Street 455 sq. ft, 7 Long Street 1,348 sq. ft. Totalling at 2,185 sq. ft. An ideal investment opportunity providing steady income in a productive retail area.



Location

Tetbury is a historic Cotswolds market town offering established amenities, independent shops, schools, and dining, surrounded by countryside, with practical transport links to Cirencester, Bath, Bristol, and London via road and rail connections nearby, supporting commuting and regional access needs.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - 7 Long Street	602	55.93	Available
Ground - 7 Long Street	746	69.31	Available
Ground - 5a Long Street	455	42.27	Available
Ground - 5 Long Street	382	35.49	Available
Total	2,185	203	



Tenancy

5 Long Street is let to Foxfield Solicitors at a passing rent of £12,500 per annum with a lease expiry on 19/07/2031.

5A Long Field is let to Lewis Doyle Chartered Surveyors at a passing rent of £5,000.

7 Long Street is let to Tetbury Pet Shop & Grooming at a passing of £18,500 per annum with a lease expiry on 27/09/2027.

Total passing rent of £36,000 per annum across the 3 units

Proposal

£490,000 (Four Hundred and Ninety Thousand) exclusive of VAT and subject to contract. This reflects a Net Initial Yield of 7%.

Tenure

This property is held on a Freehold

Viewing & Further Information

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