



HIGH STREET PROPERTY / CLASS E

High Street, Moreton-in-Marsh, Gloucestershire, GL56 0AH



Price: £400,000

Total Area

2,114 Sq ft / 197 Sq M

**FOR
SALE**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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For Sale with Vacant Possession - Former Foodstore Unit

Location:

The property is located in the heart of Moreton-in-Marsh, a popular tourist market town in the northern Cotswolds. The property is situated on High Street, which is home to a mix of national and independent retailers and F&B operators.

The property comprises a former convenience store arranged over ground and first floors.

Accommodation:

The property comprises ground floor sales together with ancillary area to the rear with further ancillary/storage on the first floor. Additional access door from Corders Lane.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1,063	99.0
Ground Floor Ancillary	201	18.7
First Floor Ancillary/Storage	850	79.0
Total (NIA)	2,114	196.7

Tenure:

Freehold with vacant possession.

Price: Offers in the region of £400,000.

Planning: The unit benefits from E use within the Town & Country Planning (Use Classes) Order 1987 (as amended).

Business Rates:

The premises currently has a Rateable Value of £33,750. We would recommend that interested parties make their enquiries to the Local Rating Authority or visit gov.uk to clarify the current rating liability.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

October 2021

Subject to Contract

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