





3 New Street, Painswick

Prominent retail premises in the heart of the village of Painswick. Potential for a variety of uses.

Location

Painswick village, located in the heart of the Cotswolds, offers a charming setting with excellent transport links. Stroud Station provides train services into London in approximately 1.5 hours. The village also benefits from easy access to both the M4 and M5 motorways. Gloucester and Cheltenham are within a 20-minute drive, while Stroud is just 10 minutes away by car. The property is prominently situated on New Street (A46), the main road running through Painswick.

Description

The accommodation comprises an open-plan commercial space, featuring a welcoming reception area with two generously sized open-plan rooms extending to either side. At the rear of the building, there is a private enclosed meeting room, a kitchen, separate storage space, a cloakroom with WC, and an additional filing and storage area.

The property retains attractive period features, including classic mullion windows, adding charm and character throughout.

A cellar provides further practical storage options.

Accommodation

Approximate net internal areas

Retail/Offices	102 m2	(1,098 ft2)
Cellar	9 m2	(97 ft2)
Total	111 m2	(1,195 ft2)

Rating

The Rateable Value shown on the Valuation Office Agency web site is £13,250. Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable.

Planning

The premises falls within Class E of the Use Classes Order 1987. The property may suit a range of uses subject to the necessary consents being obtained.

Terms

The property is offered by way of a new internal repairing and insuring lease subject to a service charge for a term to be agreed.

Rent

£20,000 per annum exclusive.

VAT

The property is not elected for VAT purposes.

EPC

The property has an EPC Rating of E-103.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





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Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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