

**The Old Chandlery, St Marys Lane,
Tewkesbury GL20 5SF**

 Office

 Tewkesbury

 For Sale

 205.55 m2 (2,213 ft2)





The Old Chandlery, Tewkesbury

High-quality office accommodation within a sensitively converted period building, with generous parking. Potential for alternative uses subject to consents.

Location

Tewkesbury is an historic town lying approximately 2¼ miles west of Junction 9 of the M5 Motorway which links to the M50 at Junction 8 (South Wales), three miles to the north. The property is situated on St Mary's Lane, a well-known and characterful street in the heart of Tewkesbury, just a short walk from the town's main retail core and historic riverside.

Description

The property is a distinctive 18th-century period building of brick construction beneath a traditional tile roof, sensitively converted to provide office accommodation while retaining a range of heritage features, including exposed beams, ventilation slits, former loading doors and boarded upper levels, all of which contribute to its strong historic character.



The ground floor offers an entrance area leading to a central hallway, from which three offices, a meeting room and a fitted kitchen.

The first floor provides further office space, arranged predominantly as open plan with a separate meeting room. Additional facilities include a shower room, storage cupboards and WC provision.

The offices have mainly painted plastered walls and ceilings with mounted spotlights, a combination of tiled floors and painted floorboards, and wall mounted electricity, computer, and telephone points and they are heated via a gas fired central heating system.

Externally, there is a private tarmac surfaced car park to the front for a minimum of 12 cars, and a small enclosed yard to the rear, accessible via a pedestrian pathway from the side.

Accommodation

Approximate net internal areas

Ground Floor

Office 1	18.73 sq m	(202 sq ft)
Cupboard	3.49 sq m	(38 sq ft)
Office 2	22.53 sq m	(243 sq ft)
Office 3	31.59 sq m	(340 sq ft)
Cupboard	1.93 sq m	(21 sq ft)
Meeting room	15.74 sq m	(169 sq ft)
Kitchen	5.81 sq m	(63 sq ft)
Cupboard	1.35 sq m	(15 sq ft)
Sub Total	101.17 sq m	(1,089 sq ft)

First Floor

Office 4	50.46 sq m	(543 sq ft)
Office 5	53.92 sq m	(580 sq ft)
Sub Total	104.38 sq m	(1,124 sq ft)

TOTAL	205.55 sq m	(2,213 sq ft)
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EPC

The property has an EPC Rating of C-58.





The Old Chandlery, Tewkesbury

Planning

Offices within Class E of the Use Classes Order 1987. Potential for a variety of uses, subject to the necessary consent being obtained.

Rates

The Rateable Value listed on the Valuation Office Agency website from 1st April 2026 is £21,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered freehold with vacant possession.

Price

£575,000.

VAT

The property is elected for VAT.

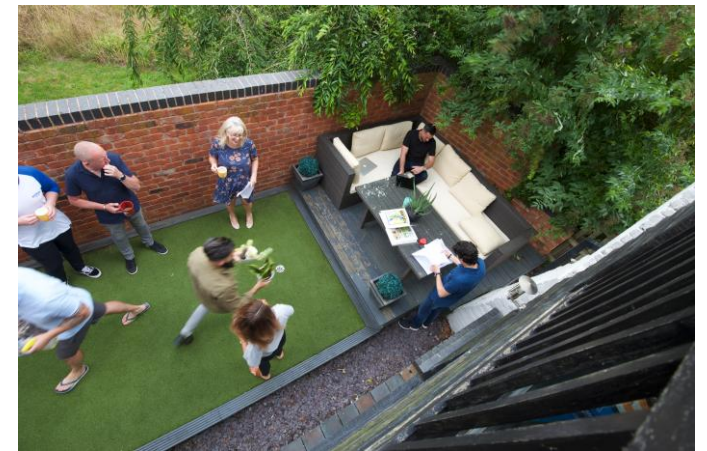
Legal Costs

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





The Old Chandlery, Tewkesbury





Request a viewing

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

Key contacts

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