



*Former Car Showroom,
The Cambrook, Sheep Street,
Chipping Campden, GL55 6DX*

- Former car showroom, office, stores and workshop
- Large yard for parking and potential for some open storage
- Vehicular access from Sheep Street and pedestrian link to Lower High Street

To Let

*405 sq m
(4,359 sq ft)
GIA Approx.*



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Location

Chipping Campden is a market town in The Cotswolds, notable for its well preserved terraced High Street, dating from the 14th century to the 17th century. The historic town was an important trading route and the ancient word 'chipping' refers to the market. The Market Hall in the town centre dates back to 1627. The town is now a popular tourist destination and the start / finish of the 104 mile Cotswold Way. National train services are

available from Moreton-in-Marsh, located about 8 miles to the south west.

The subject premises are centrally situated in the town between the junctions of Sheep Street and Lower High Street. Vehicular access is from Sheep Street and there is a pedestrian link to the Lower High Street via The Cambrook. Nearby occupiers include the Post Office, Robert Welch, Lygon Arms and a range of specialist retailers, independent restaurants and hotels.



Accommodation

The approximate Gross Internal Floor Areas are as follows:

	Sq M	Sq Ft
Showroom	122.5	1,318
Offices	14.28	154
Stores	28.2	304
Workshop	240.01	2,583
Total	404.99	4,359

Description

A former car showroom, office, stores and workshop of steel frame construction with brick and blockwork elevations under a profile steel clad lined and insulated roof. Externally, a large part tarmac / part concrete surfaced yard provides generous car parking and potential for some outside storage.

The premises would suit a range of uses including

industrial, storage, trade counter/ retail, office and indoor leisure, subject to planning.

Rent

£35,000 per annum exclusive.

Terms

Available by way of a new lease on flexible terms. Further details on application.

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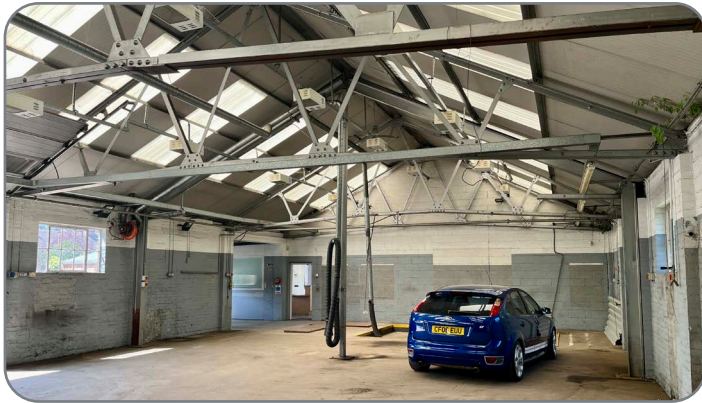
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Legal Costs

Each party to bear its own legal costs in connection with a transaction.

EPC

D (87). Full report available on request.

Rates

Rateable value: £27,250.

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cotswold District Council 01285 623000) to verify the current rates payable. Transitional relief may be available.

VAT

We understand that VAT is payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

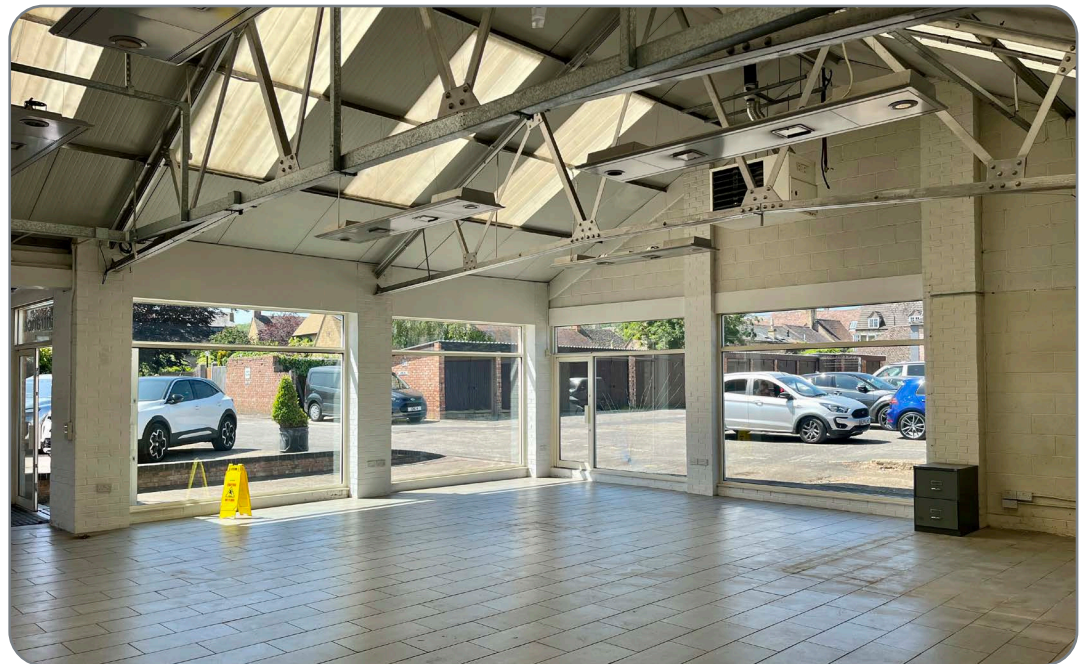
Viewing

Strictly by appointment with the sole agent KBW.

Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

Ref: 326060



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