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THE
BROADWAY
PORTFOLIO



A UNIQUE OPPORTUNITY TO ACQUIRE 8 PERIOD PROPERTIES
IN THE COTSWOLD VILLAGE OF BROADWAY

Investment summary

THE BROADWAY PORTFOLIO PRESENTS A UNIQUE OPPORTUNITY TO ACQUIRE A SIGNIFICANT SLICE OF REAL ESTATE IN THIS FAMOUS COTSWOLD BEAUTY SPOT.

The properties, owned by the HW Keil estate, are in two clusters; five to the south of the High Street (the 'Broad Way' from which the village takes its name) and three to the north.

- Eight freehold properties built, circa 1659 - 1857
- Six properties being sold with vacant possession and two subject to a lease

- The properties and grounds are proactively managed and maintained to an exceptionally high standard by a resident caretaker and team of professional tradesmen
- Constructed of local Cotswold stone (Oolitic Jurassic limestone)
- Recent / current uses of the properties all fall within the new 'Class E' or Class C3 residential



The Broadway Portfolio is to be sold on behalf of the HW Keil estate, an admired and highly respected antique dealing business.

Mr HW Keil was born in 1900 and after qualifying as a cabinetmaker at the RSA in London, moved to Broadway to work for furniture design firm, Gordon Russell Ltd.

In 1932, during the Great Depression, Henry Keil established his own company, creating a firm of international fame, trading in fine English furniture and antiques from showrooms in London, Bristol, Cheltenham and in various properties in The Broadway Portfolio, such as Eadburgha House (1932-1976).

HW Keil Ltd became one of England's greatest antique businesses and was amongst the first to give the Cotswolds, and Broadway in particular, the reputation for quality antiques.



Location

Broadway (population *2,689) is a picture perfect village, known as the Jewel of the Cotswolds. The village, which lies midway between Evesham and Moreton-in-Marsh, provides a gateway for exploring the Cotswolds and notably sits on the Cotswold Way; the national trail that runs 102 miles from Chipping Campden to Bath.

In the 17th century, Broadway was a welcome overnight stop for travellers on the busy London - Worcester coach route with over 30 coaching inns including the Angel Inn at Tudor House, now the Broadway Museum.

Today, Broadway is a popular tourist destination, renowned as much for its honey coloured stone properties as its art galleries, antique shops, museums, hotels and tea rooms.

Broadway is a little over 2 hours from central London and within easy reach of Shakespeare's, Stratford upon Avon, England's finest medieval castle in Warwick, the Festivals of Cheltenham, the dreaming spires of Oxford and the Roman Spa of Bath.

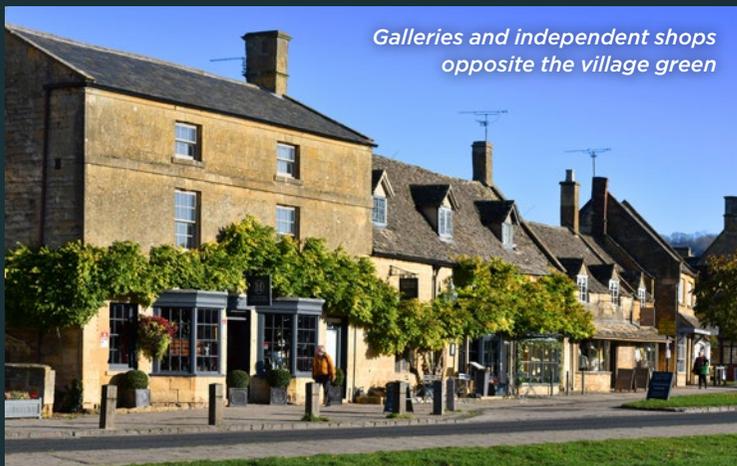


*ONS estimate June 2020



The Lygon Arms, High St

RENOWNED FOR ITS ART GALLERIES, ANTIQUE SHOPS, MUSEUMS, HOTELS AND TEA ROOMS, VISITORS ARE DRAWN TO BROADWAY FROM ACROSS THE WORLD



Galleries and independent shops opposite the village green



Broadway Tower, a favourite retreat of Victorian designer, William Morris



THE BROADWAY

PORTFOLIO



SOUTH SIDE

- 1 Old School House
- 2 Eadburgha House
- 3 Old School Cottage
- 4 Tudor Cottage
- 5 Tudor House (Broadway Museum)

NORTH SIDE

- 6 Broad Close
- 7 Broad Close Courtyard
- 8 Yew Tree House



Summary



1. OLD SCHOOL HOUSE

1850s, Grade II listed (Class E)

Recent retail use, currently vacant, with showrooms, offices, storage and kitchen facilities over two floors.

Total NIA, 266.1 sq m (2,864 sq ft)



2. EADBURGHA HOUSE

1856, Grade II listed (Class E)

Retail ground floor with ancillary accommodation on two upper floors, currently unoccupied.

Total NIA, 192.96 sq m (2,077 sq ft)



3. OLD SCHOOL COTTAGE

1857 (Class C3)

Detached, 3 bedroom property with private rear garden. Offered for sale with vacant possession.

Total GIA, 100.61 sq m (1,083 sq ft)



4. TUDOR COTTAGE

C17 Grade II listed (Class C3)

4 bedroom private residence with stunning garden and walled courtyard. For sale with vacant possession.

Total GIA, 239.22 sq m (2,575 sq ft)
plus basement



5. TUDOR HOUSE

1659/1660 Grade II* listed (Class F1)

C17 coaching inn, for sale subject to a lease to Broadway Museum.



6. BROAD CLOSE

1806, Grade II* listed (Class E)

Detached with private parking and walled garden. For sale subject to a lease to OKA.

Total NIA, 446.35 sq m (4,805 sq ft)



7. BROAD CLOSE COURTYARD

1804, Grade II listed (Class E)

Offices with newly refurbished, showroom/ workshops, currently unoccupied.

Total NIA, 430.73 sq m (4,637 sq ft)



8. YEW TREE HOUSE

C17 Grade II listed (Class E and C3)

184.4 sq m (1,985 sq ft) NIA retail, plus 2 bed apartment, approx 69.96 sq m (753 sq ft) GIA, on upper floors, unoccupied.

Total, 254.36 sq m (2,738 sq ft)

Southside Side PROPERTIES 1 - 5





1. Old School House

Grade II listed building of Cotswold ashlar with tile and stone slate roofs. Built in 1856 and enlarged in 1869, it retains many period features including a spire topped by a weather vane, and a clock known as 'The Dummy' because the clock is an empty case and the mechanism is inside the building. The Dummy was erected to commemorate Queen Victoria's Diamond Jubilee in 1887.

Originally a school, it became a library when the school closed in 1914 and has been used most recently as an art gallery.

Internally, the ground floor comprises two showrooms/ offices, storage and kitchen and WC facilities. Additional showroom and office accommodation is provided on the first floor.

Ground floor

Showroom/office (LHS)	91.56 sq m (986 sq ft)
Showroom/office (RHS)	29.7 sq m (319 sq ft)
Stores	12.05 sq m (130 sq ft)
Kitchen	2.9 sq m (31 sq ft)

First Floor

Showroom/office	113.24 sq m (1,219 sqft)
Office/store	16.65 sq m (179 sqft)
Total (NIA):	266.1 sq m (2,864 sq ft)

Floor areas are approximate. Floorplans are available via the dataroom.



1. Old School House



2. Eadburgha House

Sitting between Old School House and Tudor House on the south side of the High Street, Eadburgha House, 17th century, provides three floors of accommodation with gas central heating.

The retail ground floor features; bow windows, original fire place and wood panelling, with ancillary accommodation on two upper floors including kitchen and WC facilities.

The premises has most recently had a combination of retail and leisure uses which fall under Class E.

Ground	47.02 sq m (506 sq ft)
First	59.45 sq m (640 sq ft)
Kitchen	7.54 sqm (81 sqft)
Second	78.95 sqm (850 sqft)
Total (NIA)	192.96 sq m (2,077 sq ft)

Floor areas are approximate. Floorplans are available via the dataroom.





3. Old School Cottage

Old School Cottage is accessed via the archway between Old School House and Eadburgha House. This detached cottage was built behind the school in 1847 to provide accommodation for the school teacher.

The property is well laid out with separate lounge, kitchen diner and study on the ground floor, with three bedrooms and a bathroom on the first floor.

Old School Cottage has gas fired central heating and benefits from a private, south facing, walled rear garden.

Ground	63.45 sq m (683 sq ft)
First	37.16 sq m (400 sq ft)
Total (GIA)	100.61 sq m (1083 sq ft)

Floor areas are approximate. Floorplans are available via the dataroom.



4. Tudor Cottage

A substantial 4 bedroom cottage built of Cotswold stone with a Welsh slate roof in the 17th century and extended early in the 20th century.

The ground floor features a large kitchen/ diner with utility, access to the basement and w/c, plus three reception rooms.

There are 3 bedrooms, the master with en-suite, and a family bathroom on the first floor with a further bedroom and bathroom on the second floor.

All the bedrooms and reception rooms overlook the beautiful, well manicured grounds of almost half an acre.

The property, which has gas fired central heating, also includes a basement, walled courtyard to the front, vegetable garden, outbuildings and garage.

Ground	118.01 sq m (1,270 sq ft)
First	76.16 sq m (820 sq ft)
Second	45.05 sq m (485 sq ft)
Total (GIA)	239.22 sq m (2,575 sq ft)

Plus basement (not measured)

Floor areas are approximate. Floorplans are available via the dataroom.





4. Tudor Cottage



5. Tudor House

Built c1659/ 1660, the former Angel Inn is now the Broadway Museum.

This Grade II* listed building is a stunning example of 17th century architecture. Accommodation extends over four floors with exposed beams, wide plank polished wood floors and many other original features.



Floor areas are approximate. Floorplans are available via the dataroom.



Northside Side PROPERTIES 6 - 8



6. BROAD CLOSE

7. BROAD CLOSE COURTYARD

8. YEW TREE HOUSE



6. Broad Close

Detached Grade II* listed house built in 1806 of Cotswold stone ashlar under a Welsh slate roof.

Immediately behind the house is a small car park and a number of outbuildings, while to the left is a stunning garden.

Broad Close has been the home of high-end homeware and gift retailer, OKA since 2008 and is being sold subject to the existing lease.

Ground	176.96 sq m (1,905 sq ft)
First	138.84 sq m (1,495 sq ft)
Second	55.32 sq m (596 sq ft)
Basement	75.23 sq m (810 sq ft)
Total (NIA)	446.35 sq m (4,805 sq ft)

Floor areas are approximate. Floorplans are available via the dataroom.







7. Broad Close Courtyard

A Grade II* listed house of Cotswold ashlar with Welsh slate roof, built in 1804.

Formerly stables, now offices with newly refurbished, showroom/ workshops in two large extensions at the rear.

Broad Close Courtyard has parking to the front and rear as well as a delightful walled garden.

Ground

Showroom/ office (LHS - West)	190.42 sq m (2,050 sq ft)
Kitchen	2.26 sq m (24 sq ft)
Showroom/ office (RHS - East)	168.85 sq m (1,818 sq ft)
Kitchen	2.49 sq m (27 sq ft)

First

Offices	62.51 sq m (673 sq ft)
Kitchen	4.2 sq m (45 sq ft)
Total (NIA)	430.73 sq m (4,637 sq ft)

Floor areas are approximate. Floorplans are available via the dataroom.





8. Yew Tree House

A Grade II listed building from the late 1600s, with later additions. Recently used as a kitchen showroom with an apartment on the upper floors which includes; two bedrooms, lounge, kitchen/ diner and bathroom

The property has many fine period features including some original windows, exposed beams, flagstone flooring and open fireplaces.

The ground floor comprises a number of retail areas with bay windows, a kitchen and access to a rear courtyard.

The first floor provides additional retail accommodation with access to second floor storage/ office space.

Retail space

Ground	121.7 sq m (1,310 sq ft)
First	54.3 sq m (585 sq ft)
Second	8.31 sq m (90 sq ft)
Total (NIA)	184.41 sq m (1,985 sq ft)

Apartment

Total (GIA)	69.96 sq m (753 sq ft)
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Floor areas are approximate. Floorplans are available via the dataroom.





PROPOSAL

OFFERS ARE INVITED FOR THE WHOLE PORTFOLIO AS A SINGLE LOT TO INCLUDE; SIX PROPERTIES BEING SOLD WITH VACANT POSSESSION, AND TWO PROPERTIES BEING SOLD SUBJECT TO EXISTING TENANCIES

Disclaimer: KBW, for themselves and for the clients of these properties they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW has any authority to make any representation of warranty whatsoever in relation to this property. January 2022

THE BROADWAY PORTFOLIO

TENANCIES

South View House
46 High Street
Broadway WR12 7DT

Lease Term: 08/07/2008 to 07/07/2025
(including 2 year extension)

Rent: £104,500 pa exclusive

Service Charge: £7,200 pa

Repair: Full Repairing and Insuring by way of a service charge

Tenant: OKA Direct Limited.
Company No.03722366

Data Room: Access available on request

Tudor House
65 High Street
Broadway WR12 7DP

Lease Term: 06/11/2012 to 05/11/2062

(subject to a Landlord's break option, on 6 months notice, if the property ceases to be a community museum exhibiting collections from the Ashmolean Museum)

Rent: Peppercorn

Repair: Full Repairing and Insuring

Tenant: Tudor House Broadway Trust. Company No. 07995354. Registered Charity No. 1148543

Legal Costs: Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing: By prior appointment with the agent



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