



Stone House, Abbey Terrace, Winchcombe, Cheltenham GL54 5LL

- Substantial Grade II listed property with a large enclosed rear garden
- Rare freehold opportunity, subject to the existing lease on the first floor
- Located within the heart of the market town of Winchcombe

For Sale

229 sq m
(2,466 sq ft)
approx.



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Location

Winchcombe is a busy market town in Gloucestershire, about 6 miles north-east of Cheltenham.

The subject premises are situated on Abbey Terrace, part of the B4632, leading onto the town's High Street. Abbey Terrace provides public car parking (free of charge).

Nearby occupiers include Coventry Building Society, The Plaisterers Arms, Abbey Green Vets, Redbrook Kitchens & Bathrooms and Jodi Brooks Beauty.

what3words
///cutter.scrub.monument



Description

The property comprises an early 19th century Grade II listed former house. The property is now under mixed use with the ground and lower ground floors most recently used as an established antiques showroom, and the first floor continuing as a dental surgery.

Originally believed to have comprised two cottages, the accommodation on each floor includes a number of rooms with good floor to ceiling height and many fine period features throughout including hexagonal bay windows, feature fireplaces,

Accommodation

The approximate net internal floor areas are as follows:

Lower Ground Floor	74.2 sq m (799 sq ft)
Ground Floor	80.2 sq m (863 sq ft)
First Floor:	74.7 sq m (804 sq ft)
Total:	229 sq m (2,466 sq ft)

The approximate gross internal floor areas is 340.14 sq m (3,661 sq ft). Total plot approx 0.3 acres.

decorative panelling and picture rails.

Externally, there is a rear patio which is accessed from lower ground floor level, overlooking a circa 60m deep garden with established trees and bushes.

The first floor (with shared ground floor access) is held on a new 6 year lease from 2024, at a rent of £16,000 per annum exclusive. The lease benefits from security of tenure.

Legal Costs

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

Guide Price

On application.

Terms

The building is sold freehold, subject to the existing lease.

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Rateable Value:

Ground & Lower Ground floor: £10,000

First floor: £12,500

Please note that this is not the amount payable, a proportion of this amount is

liable to be paid.

The above information was obtained from the Valuation Office website. For more information, interested parties should make their own enquiries of the billing authority (Tewkesbury Borough Council) to verify the current rates payable & any relief available.

EPC

The building is listed and believed to be exempt.

VAT

VAT may be payable on the price 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.

Viewings

By prior appointment with the sole agent KBW.

Ref: 527090



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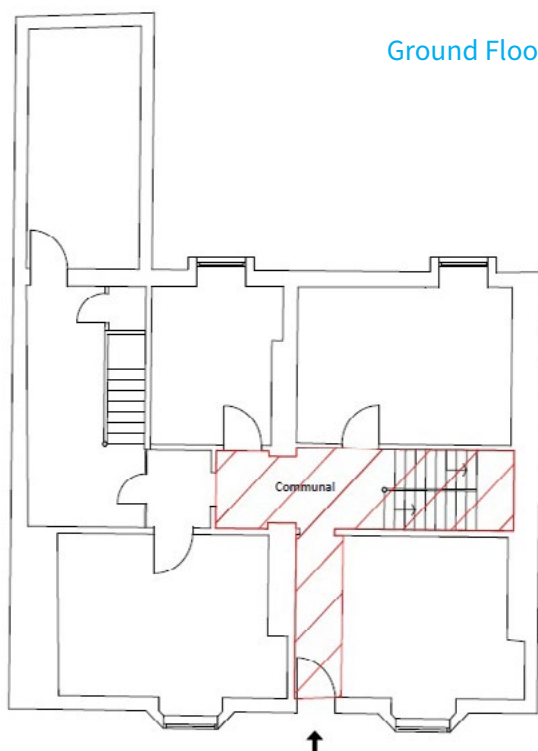
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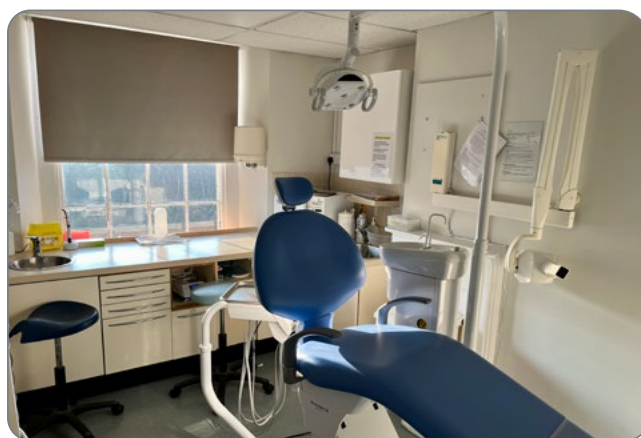
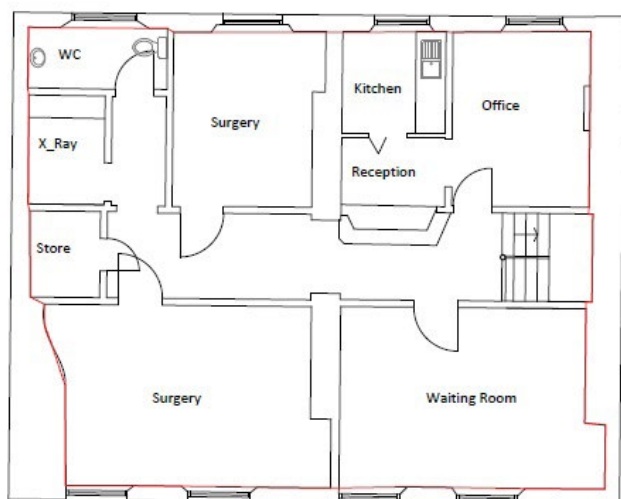
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Ground Floor Plan



First Floor Plan



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