



STEWART STREET

HAYMAN-JOYCE

SCOPE HOUSE

HOSPITAL ROAD
MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0BQ

DETACHED THREE-STOREY PROPERTY

GROUND FLOOR RETAIL

FIRST AND SECOND FLOOR OFFICES

PERIOD FEATURES THROUGHOUT

160 sq m / 1,722 sq ft

Offers Over £340,000



HAYMAN-JOYCE

High Street
Moreton-in-Marsh
Gloucestershire
GL56 0AX

01608 651188

moreton@haymanjoyce.co.uk

SITUATION

- A well-known North Cotswold market town situated at the junction of the Fosse Way (A429) and the Oxford-Worcester trunk road (A44)
- The town has a wide range of shops and amenities and geographically is well placed being 22 miles from Cheltenham, 17 miles from Stratford-upon-Avon and 27 miles from Oxford
- Good train services to London, the fastest reaching Paddington in about 92 minutes

THE PROPERTY

- Period building made of Cotswold Stone
- Detached building over three floors
- West facing bay display windows
- Former shop and large office on ground floor
- Two further offices on upper floors
- Windows to the west and south providing light and bright rooms
- Single-storey extension to the rear
- Prior to the extension, a garage and courtyard were to the rear of the property
- Potential to convert into residential subject to planning permissions
- Parking and garage could be created by removal of extension
- Vehicular and pedestrian rights of way over the driveway to the south
- Views to the Arboretum Walk to the west and the south over the town

RATEABLE VALUE

- The Rateable Value is – £5,200
- Small Business Rate Relief – if occupier complies, no Business Rates are payable

SERVICES

- Main water, drainage, and electricity are connected

EPC

- Band F

TENURE & POSSESSION

- Freehold with vacant possession on completion

DIRECTIONS

- From the town centre, go down Corders Lane (by the old Co-Op) and turn left into Hospital Road
- Scope House is on the left hand side after a short distance

VIEWING

- Strictly by prior appointment with the sole selling agents:

HAYMAN - JOYCE
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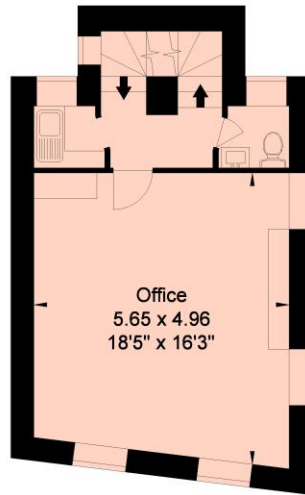
IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.

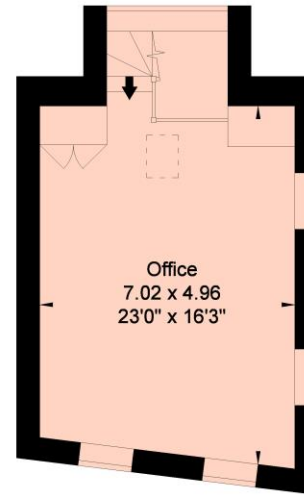




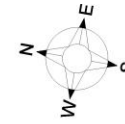
Ground Floor



First Floor



Second Floor

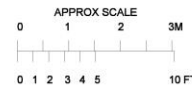


Approximate Net Internal Floor Area
160 sq m (1,722 sq ft)

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This plan is for guidance only and must
not be relied upon as a statement of fact.

Scope House
Moreton-in-Marsh



Arrow's denote extent of measurements shown.

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k