



HAYMAN-JOYCE

A Ground Floor Business Suite
comprising part of

THE RED HOUSE

HIGH STREET
MORETON IN MARSH
GLOUCESTERSHIRE
GL56 0LL

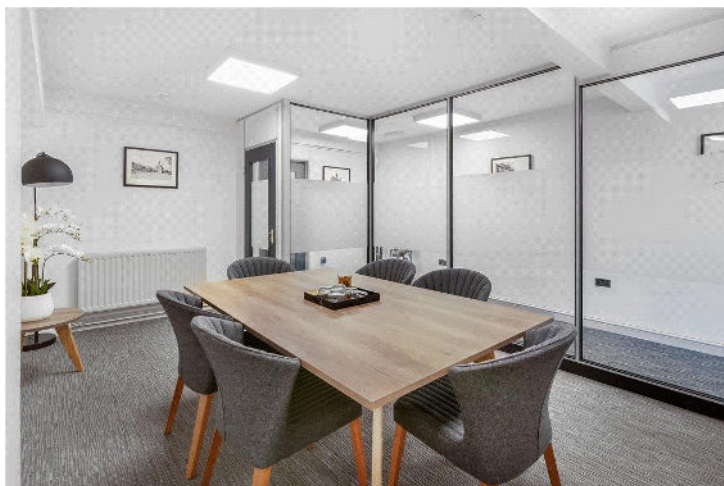
SUITABLE FOR A VARIETY OF USES

LARGE DISPLAY WINDOW

ATTRACTIVE RECEPTION AREA
AND OFFICES

AVAILABLE TO LET ON A
NEW LEASE

£20,000 Per Annum



HAYMAN-JOYCE

High Street
Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk

TO LET ON NEW LEASE

£20,000 per annum

SITUATION

- Well known north Cotswolds town
- Situated at the junction of A429 (Fosse Way) and A44 Oxford-Worcester trunk road
- Wide range of shops for everyday needs
- Mainline station with train services to Oxford and Paddington (c.95 minutes)
- Other towns within easy reach are Stratford-upon-Avon (16 miles), Cheltenham (23) and Oxford (27)

THE PROPERTY

- The property comprises the ground floor of an attractive building at the southern end of the High Street
- Excellent ground floor office space with good frontage display window
- Reception area, meeting room and office space
- Kitchen and WC

LEASE TERMS

- A new tenant is sought for a period of 9 years, with rent reviews at 3 yearly intervals
- Initial Rent: £20,000 pa payable quarterly in advance

REPAIRING AND INSURING COVENANTS:

- The tenant to be responsible for maintaining the interior of the premises and all the doors and windows
- Contributing 50% to repairs of the main walls, foundations, and roof of the building
- Refunding 50% of the landlord's buildings insurance premium for the whole building and all the premium for three years loss of rent

LEGAL TERMS

- The incoming tenant is to pay the legal and marketing fees involved in the new letting

RATEABLE VALUE

- The current Rateable value is £16,000
- Business rates payable for the current year (2023/24 at 49.9p in the £) are £7,840

SERVICES

- All main services are connected
- Gas fired central heating

EPC

- Currently band C

FURNITURE AND EQUIPMENT

- Some items of furniture and equipment may be available by separate negotiation

RESERVATION DEPOSIT

- On agreeing to take a new lease the prospective lessee will be expected to pay a reservation deposit of £1,000 which will be refunded on completion.
- Should however the prospective lessee withdraw from the transaction for any reason, or amend or alter the terms agreed such that the lessor withdraws from the transaction, then the lessor's agents and solicitor's abortive costs will be deducted from the deposit, and the balance, if any, will be refunded

REFERENCES

- Bank, trade, accountants, and personal references will be required.

VIEWING

- Strictly by appointment with the sole letting agent:

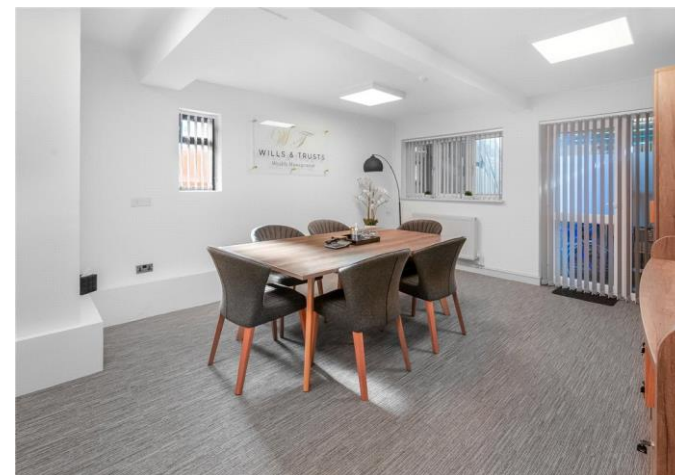
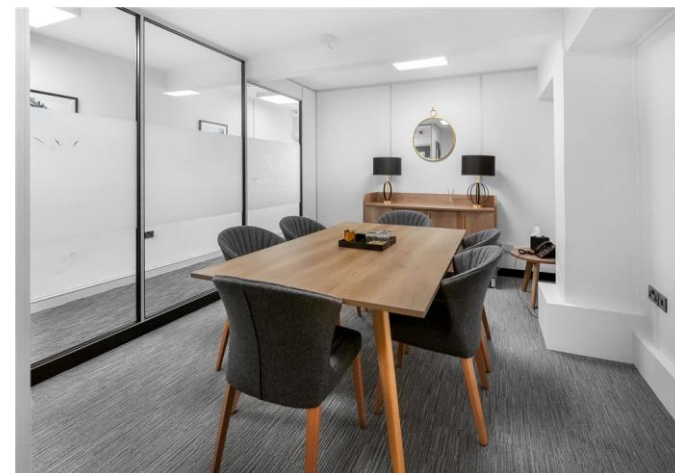
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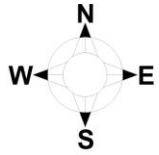


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IMPORTANT NOTICE

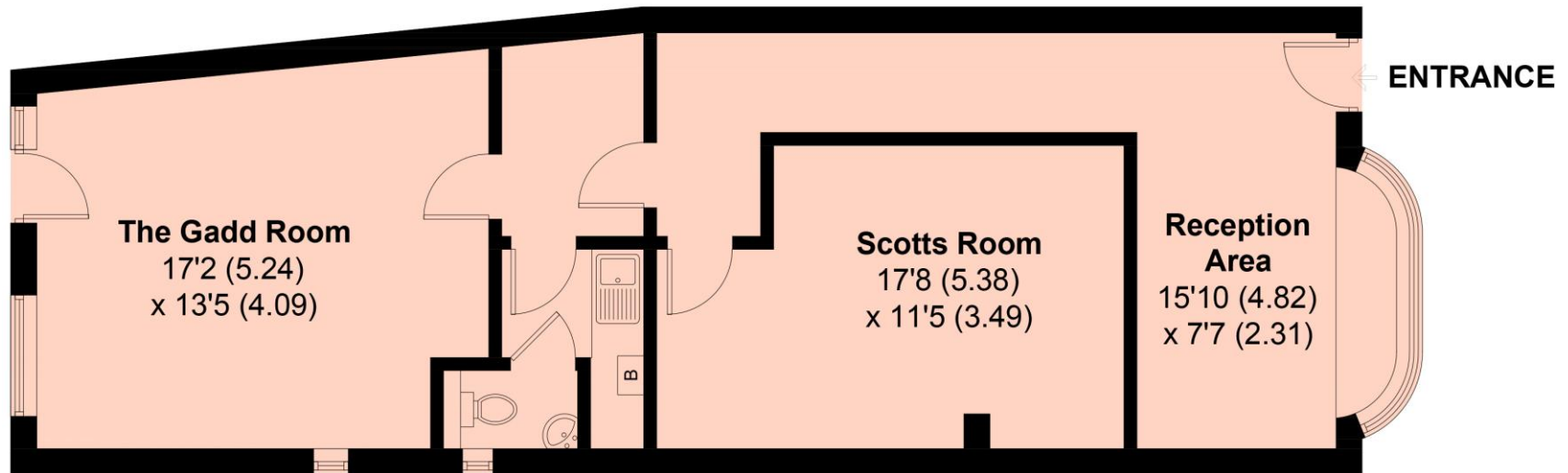
1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We 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 Shop, The Red House,
Moreton-in-Marsh GL56 0LL**

Approximate Area = 69.9 sq m / 752 sq ft
For identification only - Not to Scale



GROUND FLOOR

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