



TOWN CENTRE UPPER-FLOOR BUSINESS  
ACCOMMODATION TO LET  
Crossway House, The Square, Stow-on-the-Wold, GL54 1AB

HAYMAN-JOYCE

Prominent Town centre Listed building; Five good sized rooms on the first and second floors, with extensive third floor storage, kitchen & wc's  
 Net lettable area 142.26 m<sup>2</sup> (1,530 ft<sup>2</sup>)

£15,000 per annum, plus VAT

#### LOCATION

- Stow-on-the-Wold is a popular North Cotswold Market Town with good selection of shops and amenities, including a Tesco's supermarket and pubs and restaurants
- Moreton-in-Marsh (4 miles), Cheltenham (18), Oxford (29) and Cirencester (19)
- Fast train services to Oxford and Paddington from both Kingham (5 miles) and Moreton-in-Marsh

#### ACCOMMODATION

- Substantial listed building in the centre of the Square
- Interesting period features including beams and cast iron Victorian fire grates

#### FLOOR AREAS:

- On the First Floor:**  
Two rooms extending to 51.2 m<sup>2</sup> (550 ft<sup>2</sup>)
- On the Second Floor:**  
Three rooms extending to 45.6 m<sup>2</sup> (490 ft<sup>2</sup>)
- On the Third Floor:**  
Main Storeroom (with headroom slightly limited by beams) kitchen, smaller store and two WC's extending to 46.64 m<sup>2</sup> (502 ft<sup>2</sup>)

#### LEASE TERMS

- A new tenant is sought on effective FRI terms for a period of 9 years with rent reviews at 3-yearly internals
- Rent £15,000 plus VAT per annum

#### LEGAL TERMS

- Each party to pay their own legal fees

#### SERVICES

- All main services are connected; Gas-fired central heating
- Fire and intruder alarms

#### OUTGOINGS

- Rateable value - £8,300



#### EPC

- Band D

#### PLANNING

- We believe the premises are classified under Class E Business Use and interested parties should discuss their use with the local Planning Authority

#### DEPOSIT

- A 3-month rent deposit will be required

#### REFERENCES

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

#### VIEWING

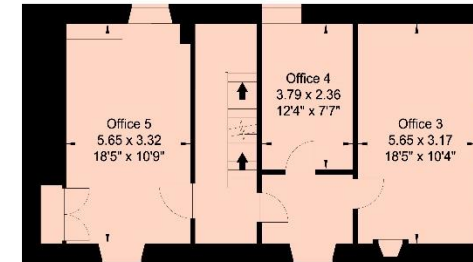
- Strictly by appointment with the sole letting agents

**HAYMAN - JOYCE**

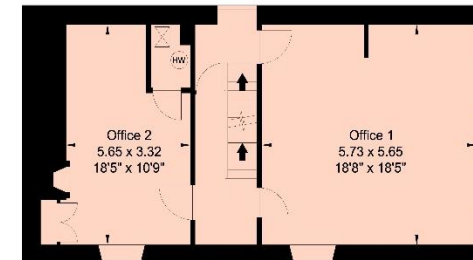
High Street, Moreton-in-Marsh  
 Gloucestershire, GL56 0AX  
 Tel: 01608 651188  
 moreton@haymanjoyce.co.uk



Third Floor



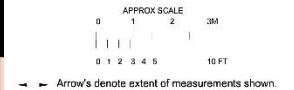
Second Floor



First Floor



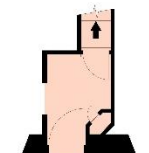
#### Crossway House Stow on the Wold



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 Ref: ma/7838

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

Denotes restricted head height



Ground Floor

**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.

