



23 Long Street

Wotton-under-Edge, Gloucestershire GL12 7DA



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FOR SALE

A substantial Grade II listed property occupying a prominent position on Wotton-under-Edge high street and providing potential for residential conversion subject to the necessary consents being obtained.

- Prominent position within town centre
- Current Use Class E(B) and E(I)
- Suitable for a variety of users
- Vacant
- Outdoor space – walled garden
- Possible alternative uses STP
- Vehicle Access to the side of the property
- Additional buildings to the rear with potential for conversion (STP)
- Possible separate rear access to first floor

Offers in Excess of £450,000

VAT Applicable

Well House, The Chipping
Wotton-under-Edge, Gloucestershire, GL12 7AD
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Tel 01453 843720
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DESCRIPTION

A substantial terraced commercial property, providing 3994ft² of mixed-use commercial space across three floors and a cellar. The property offers itself to a variety of users with a large amount of open plan commercial space on the ground floor, with external areas for seating as well as rear workshop/storage buildings. Further spacious well-lit accommodation can be found on the first floor and attic. The Cellar is found in a good condition and could be used for ancillary storage or further commercial uses. Set on Long Street, in the centre of Wotton-under-Edge offering great footfall and passing trade.

Externally the property benefits from a side access which leads into the rear of the property directly off Long Street, offering a small amount of parking as well as delivery space. This entrance also leads to the external storage building and garden.

External access to the first-floor accommodation can be sought from the rear fire escape stairs which lead to the first floor over the flat roof ground floor extension to the rear.

Overall, the property is found to be in a good condition, with modern fixtures and fittings throughout including air conditioning and Radon Gas extraction units.

ACCOMODATION

The property provides a total NIA of 3994ft² and broken down as follows:

- Ground Floor – 1742ft²
- First floor – 785ft²
- Second floor – 500ft²
- Cellar – 361ft²
- Storage building – 603ft²

SITUATION

The property is situated on the main High Street of the historic market town of Wotton under Edge, opposite Market Street. The M5 Junction 14 is approximately 5 miles away while the M4 is approximately 11 miles distant, allowing for good access to Bristol, Gloucester, Cheltenham and South Wales. Locally, Wotton-under-Edge High Street boasts a wide range of independent and national shops.

PLANNING

It is our understanding that the property benefits from a commercial use E(i). The property is located within the Wotton-under-Edge Conservation Area, the Cotswold AONB, Town Centre Boundary, and the Settlement Boundary.

LOCAL AUTHORITY

Stroud District Council

SERVICES

We understand mains water, drainage, gas and electricity (3 phase) air conditioning and radon extraction are all connected to the property.

OUTGOINGS

The property has business rates payable of £23,000

RIGHTS OF WAY & EASEMENTS

The property is sold with any rights, easements or incidents of tenure which affect it.

TENURE

Freehold with vacant possession on completion.

LISTED PROPERTY

The property is Grade II listed under listing entry number: 1367132

EPC

EPC Rating – PENDING

VIEWING

Strictly by appointment with the Agents: David James
Tel 01453 843720

Ref:

Date: 17.12.2024

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





