



3 Church Street  
Tetbury, GL8 8JG

 DAVID JAMES

# 3 Church Street

## Tetbury, GL8 8JG

The opportunity to purchase the freehold of a prominent Grade II listed investment property, set within the heart of the historic Cotswold market town of Tetbury. The property is leased to a well-established regional estate agents on a 10-year lease with just over 9 years remaining on the unexpired term.

- Approximately 1583 ft<sup>2</sup> of Net Internal Area (NIA).
- Grade II Listed
- Prominent Location in popular historic town
- Within Cotswolds National Landscape
- Subject to existing leasehold
- Strong Tenant covenant
- Term certain to October 2035 with no break option
- Full repairing terms

**FOR SALE BY PRIVATE TREATY**  
Offers in Excess of £275,000.00

Well House, The Chipping  
Wotton-under-Edge, Gloucestershire, GL12 7AD  
wotton@david-james.co.uk  
Tel 01453 843720  
www.david-james.co.uk

### DESCRIPTION

The property provides a terraced Class E premises. Currently occupied on a 10 year lease by a well-established regional estate agency practice. Occupying all four floors of the property with a sales and client facing area on the ground floor, offices and meeting rooms on the second and third floors along with storage and attic space on the fourth. In addition, there is a basement suitable for adhoc/ancillary storage, accessed via a small staircase on the ground floor.

Set within the heart of Tetbury, a popular historic market town within the Cotswolds National Landscape. The Property is well positioned, overlooking the Market House a notable feature in Tetbury's townscape and furthermore, is surrounded by a plethora of boutiques, independent shops and eateries.

### ACCOMMODATION

Approximate Net Internal Area (NIA) floor areas:

		sq m	sq ft
Cellar	Storage	27.10	291.70
Ground Floor	Estate Agency Practice	37.29	401.35
First Floor	Office & Kitchen	24.97	268.80
Second Floor	Offices	34.15	367.63
Third Floor	Offices & Attic	23.63	254.41

### SITUATION

The property is set within Tetbury, Gloucestershire. Set to the north of Bath Road, A433, the property benefits from excellent transport links with the A433 running through Tetbury and forming its High Street while Tetbury Road, the A4135, runs into Tetbury from the west. The property is also located 7.9 miles from the A46, which leads to M4 J18, 14 miles away.

### OUTSIDE

The property does not benefit from any parking. Public car parks can be found within the immediate locality along with short stay on road parking.

### COVENANT

Founded in 2000, Perry Bishop is a prominent regional estate agent, with six branches and a dedicated London office. The Tenant operates across Gloucestershire, Oxfordshire and Wiltshire. The Tenant has operated from Church Street since 2014

PERRY BISHOP LTD Company number 05680262 have an excellent credit score and are deemed "Very Low Risk" by CreditSafe.

### PLANNING & LISTED BUILDING STATUS

It is our understanding that the property has Class E usage formally B1 office. Prospective parties are advised to make their own planning investigations. The property is Grade II listed under the Planning (Listed Building and Conservation) Act 1990. List Entry Number: 1152533

### TENURE

The freehold is subject to existing leasehold agreement. Prospective purchasers are advised to make their own investigations in this regard.

Brief terms of the current lease agreement are as follows:

- Renewal Lease by Reference to Existing Lease
- 10 year term from 21 October 2025
- Permitted use as Estate Agents within Class E
- Rent reviews 5 yearly increase only to open market rent
- No break clauses
- Full repairing terms
- Within Landlord and Tenant Act 1954

Additional Lease information and a Lease Precis are available upon further request to the Agent.

### RIGHTS OF WAY & EASEMENTS

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

### SERVICES

The property is understood to benefit from mains service connections including water, drainage, electric and gas along with air conditioning to ground floor areas.

Prospective purchasers are advised to make their own investigations in this regard.

### ENERGY PERFORMANCE CERTIFICATE

EPC – Pending

### BUSINESS RATES

Current rateable value - £13,500

### VAT

Pending confirmation

### VIEWING

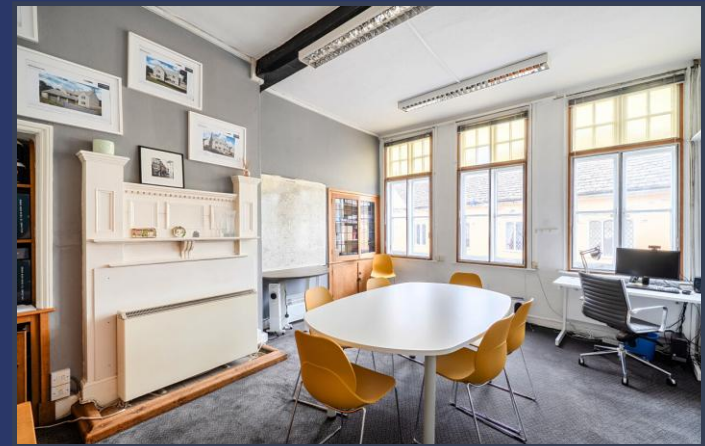
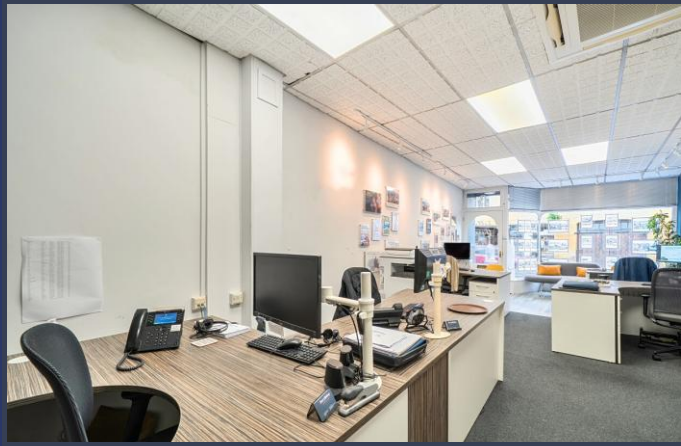
Strictly by appointment with agents David James

### 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.



### Church Street, Tetbury, GL8

Approximate Area = 2083 sq ft / 193.5 sq m

For identification only - Not to scale

