

# FOR SALE



## 2a Market Street, Wotton-under-Edge, Gloucestershire, GL12 7AE



**4144 sq ft (384.65 sq m)**

Townhouse with Retail premises  
Suitable for live-work owner-occupation  
Investment / Development Opportunity  
Prime town centre location  
Grade II Listed Period Building  
Period Features  
Garden

Smethurst Property Consultants

3 Newbridge Square

Swindon SN1 1HN

[enquiries@smethprop.co.uk](mailto:enquiries@smethprop.co.uk)

[www.smethurstpropertyconsultants.co.uk](http://www.smethurstpropertyconsultants.co.uk)

**01793 847 470**

## Description

2a Market Street is a large retail property with extensive living accommodation above. Grade II Listed, the property boasts many period features and is well presented throughout. The retail areas front both Long Street and Market Street and are in a prominent business location situated at the very heart of this thriving Cotswold market town.

The excellent retail premises are c.100m.sq comprising a large shop front with two further rooms at the back, one of which with a separate entrance to Long Street. There is also a kitchen and separate WC.

The Townhouse has its own entrance alley and a reception room and utility room at ground level. The vast accommodation extends in all to over 2,100 sq.ft. Upstairs and on the first floor, there is a kitchen, separate dining room and a large characterful sitting room featuring beautiful, exposed timber beams. There are two good sized bedrooms and a family bathroom. On the top floor, there is a further bedroom off a spacious landing plus a large attic. Accessed via alleyway, there is a vibrant well-stocked garden close by.

## Situation

Wotton-under-Edge is a typical Cotswold market town made prosperous from the former woollen industry and today provides good local amenities for everyday needs, including schools for all ages and the highly regarded Katherine Lady Berkeley secondary school, local shops, pubs, restaurants and services including doctors' and dental surgeries. There are popular sports and social clubs, a local swimming pool and the Wotton Electric Picture House. The M5 Motorway is just 5 miles away, putting Bristol (20 miles) and Gloucester (19 miles) within easy reach. The nearest railway station is Cam and Dursley (7 miles), which is on the Bristol to Birmingham line, offering services to Bristol Parkway whilst Kemble station provides a regular service to London Paddington.

## Accommodation

We have been provided with the following areas:

Area	Sq Ft	Sq M
Residential	3132	290.9
Retail	1012	93.75
<b>Total</b>	<b>4144</b>	<b>384.65</b>

## Guide Price

The property is available to purchase Freehold, with vacant possession of the retail unit. Guide Price of £575,000.

## Rateable Value and Services

The rateable value is £10,500.00 as of April 2017. The property has mains gas, drainage, water and electricity.

## Energy Performance Certificate (EPC)

An EPC will be provided upon request.

## Viewing

Viewing and further information is strictly by prior appointment through the agents:

### Daniel Smethurst BSC (Hons) MRICS

Smethurst Property Consultants

Tel: 01793 847470

Mob: 07990 064334

E Mail: [daniel@smethprop.co.uk](mailto:daniel@smethprop.co.uk)

Or

James Pyle & Co, Cotswolds

01666 737030

## Retail Unit



**Important:** Smethurst Property Consultants for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Smethurst Property Consultants or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Smethurst Property Consultants nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (v) all rentals and prices are exclusive of VAT.



# Living Room (Town House)



## Floor Plans

