

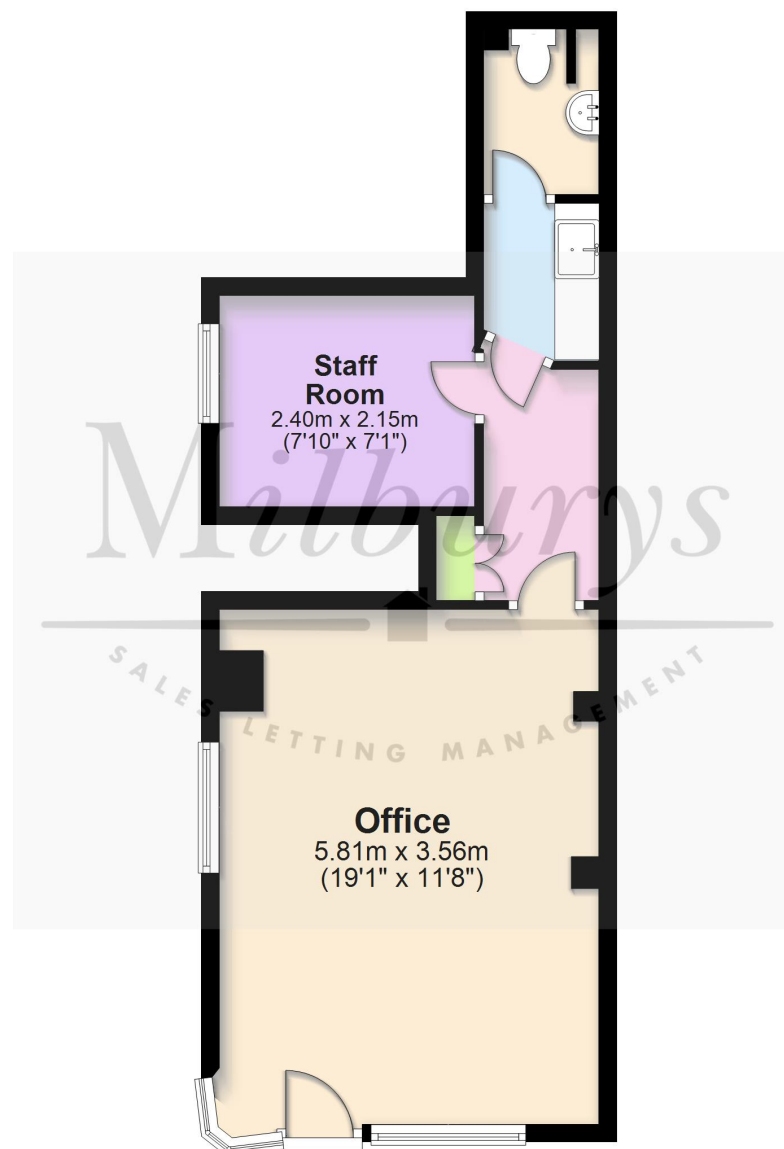


15 & 15A High Street, Wotton-Under-Edge, Gloucestershire GL12 7DE

£250,000

Ground Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



Total area: approx. 39.6 sq. metres (426.6 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

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A unique opportunity to purchase a prominent Grade II Listed commercial property together with a one bedroom residential apartment above. Located in a prominent High Street position in the popular market town of Wotton under Edge this property offers a great investment potential. The ground floor is currently occupied for commercial purposes by a local solicitors and therefore is deemed suitable for continued commercial use. The accommodation comprises of main office, staff room, WC and kitchenette. The apartment above is accessed via the side of the building, through its own private entrance. Stepping in through the front door, the entrance hallway offers good storage. Go up the staircase, you will find one good sized bedroom, modern kitchen with fitted units, shower room and a good sized living room. In short, a rarely available property that offers great potential. Please call the Wotton Office to book your viewing today.

Situation

This charming Cotswold market town enjoys a vibrant High Street with an eclectic mix of independent shops and cafes, further complemented by two mini-supermarkets plus its own independent cinema (dating back to 1911) which shows current and arthouse films with digital and 3D equipment! Wotton-under-Edge is situated amidst beautiful countryside on the edge of the Cotswold escarpment, ideal for families and for those wanting to be part of a thriving community. The M5 Junction 14 is approx. 5.1 miles for commuters to Bristol, Gloucester and Cheltenham whilst Tetbury is 10.1 miles. For rail links to Bristol and Gloucester Cam and Dursley Railway Station is approx. 7 miles away. There are two Primary Schools centrally located in Wotton plus you will find more in the surrounding villages of Charfield, Tortworth and Hillesley. For secondary education the reputable Katharine Lady Berkeley is situated on the outskirts of the town in nearby Kingswood so still walking distance. Outdoor pursuits include exploring the Cotswold Way which runs directly through the town, the local Golf club, a refurbished Open Air Pool Swimming Pool (seasonal) with a retractable enclosure.

Property Highlights, Accommodation & Services

- High Street Location • Grade II Listed Commercial Property • Office Space 33.2 Sq Metres • Ground Floor Office
- Ground Floor With Additional Staff Room, Kitchenette And Separate Cloakroom
- One Bedroom Residential Accommodation With Separate Private Entrance • Good Sized Living Room • Modern Fitted Kitchen
- Spacious Shower Room • Residential Council Tax Band A

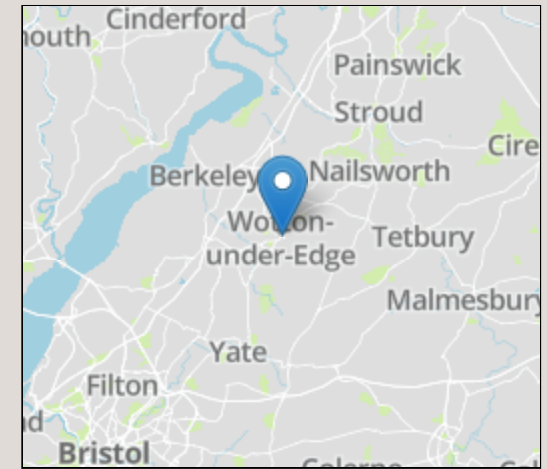
Directions

Heading up Long Street which then becomes High Street. The property can be found at the top of the High Street on the corner right-hand side.

Local Authority & Council Tax - Stroud District Council - Tax Band A

Tenure - Freehold

Contact & Viewing - Email: wotton@milburys.co.uk Tel: 01453 842666



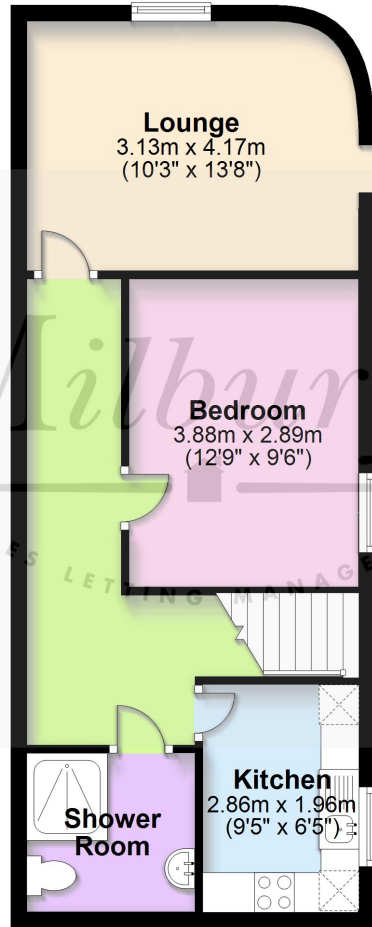
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First Floor

Approx. 49.1 sq. metres (528.1 sq. feet)





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