



Tewkesbury Town Centre

01684 293246



39 High Street, Tewkesbury, GL20 5BB

This is an exciting opportunity. A Grade II Listed property currently with commercial status but could equally offer the opportunity subject to the necessary consents as a residential home or flat development.

Left hand side of this 18th Century property with shared access and some flying Freehold element. A grand entrance hall with impressive 18th Century hardwood staircase greets visitors. Original features and elegant doorways, cornices, windows and fireplaces feature throughout, with a two main reception rooms on each floor.

On the ground there is also a rear box room with hatch giving access to a cellar staircase. There is a wc with a door leading out to the shared inner courtyard.

On the first floor there is an ante room off the front reception room; and off the rear reception room a kitchenette and modern shower room.

The front door is accessed via a gated shared arched passage way.

Offered for sale Sold As Seen with vacant possession.

Services to the property include Gas which is currently disconnected; electricity and mains drainage.

Currently the property is registered as a commercial property and currently exempt of business rates based on ground floor occupancy.



Ground Floor

Entrance Hall	12'7"x12'5"
Reception Room 1	19'x17' max 15'5"x15'3" min
Reception Room 2	16'5"x14'
Box room	10'3"x4'8"
Wc	6'10"x5'

First Floor

Landing	12'5"x7'3"
Reception Room 3	17'3"x15'6" max 17'1"x15'4" min
Ante room	11'3"x8'5"
Reception Room 4	17'8"x16'4"
Kitchenette	9'1"x5'11"
Shower room	6'11"x5'7"

Second Floor

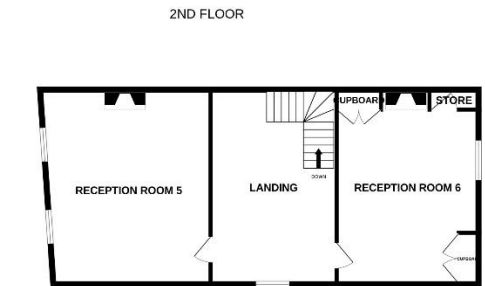
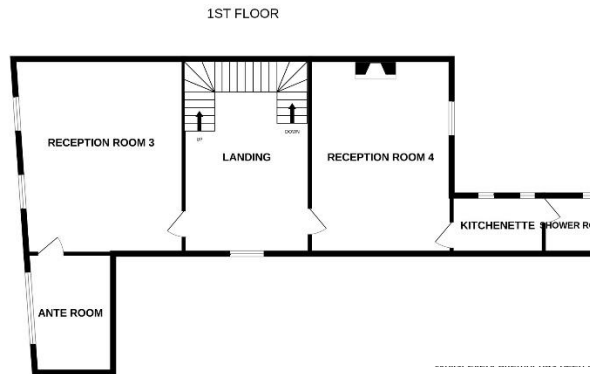
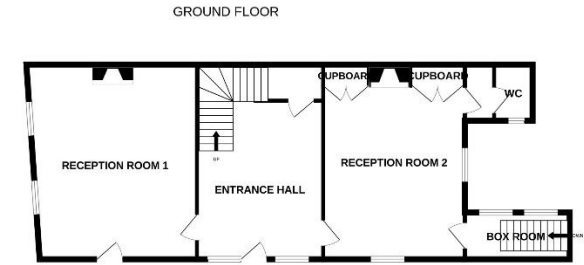
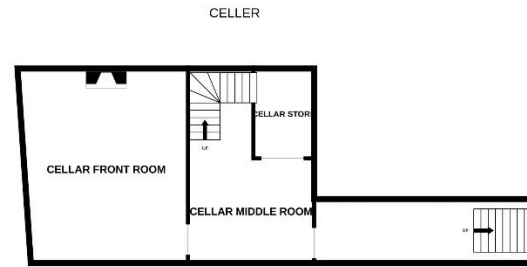
Landing	12'5"x7'3"
Reception Room 5	19'1"x15'7" max 17'3"x15'5" min
Reception Room 6	16'5"x14'3"

Outside

Shared inner courtyard
Shared under archway access

Cellar - accessed via hallway staircase

Front cellar room	18'6"x15'6"
Middle room	12'7"x12'4"
Rear	23'x4'6" with stair access to Box Room



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Current Business Rates Exempt based on a ratable value 48sq
£4,600 Ground floor only

Guide Price £270,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm
email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



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