

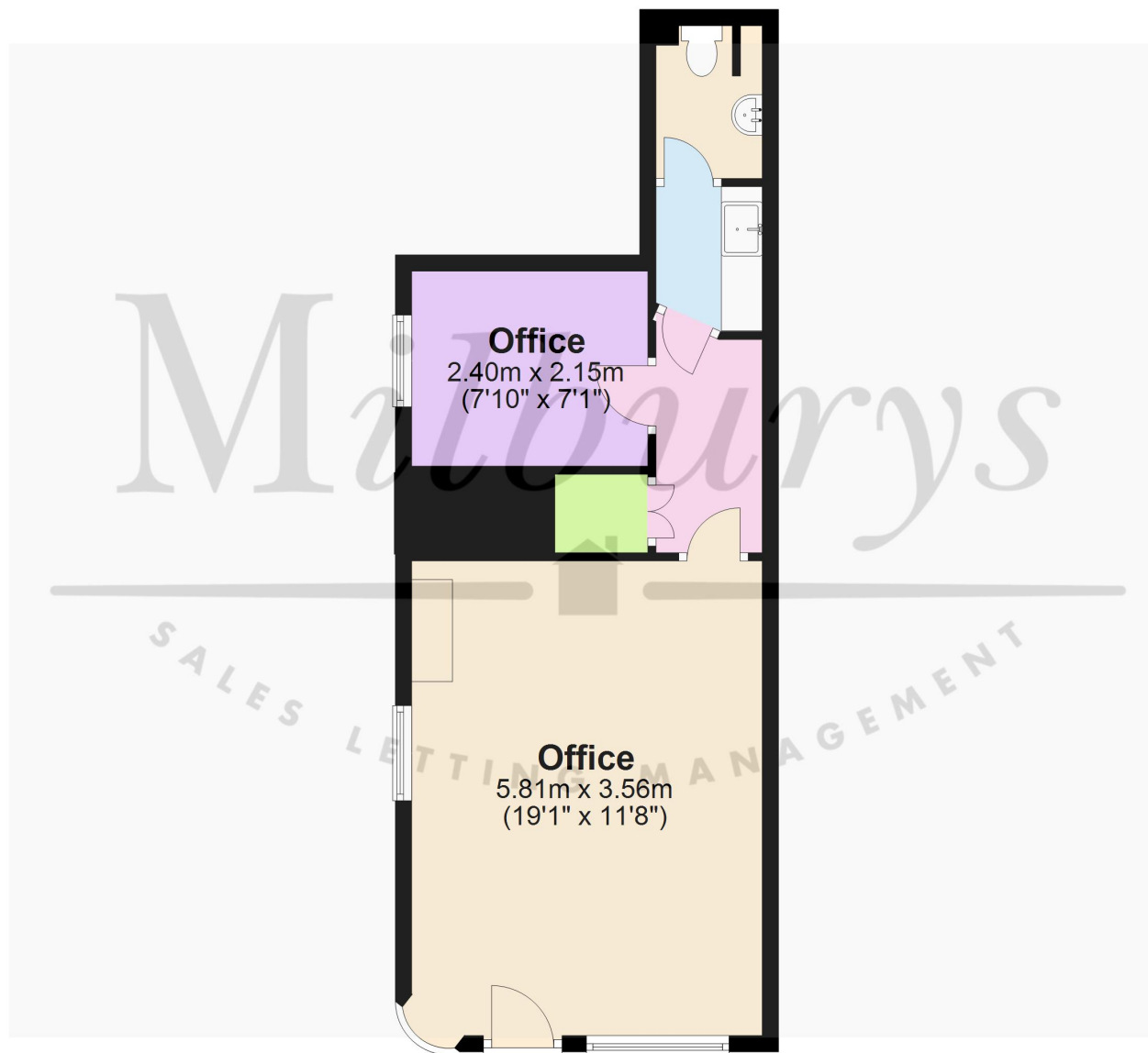


15 & 15A High Street, Wotton under Edge, Gloucestershire GL12 7DE

£250,000

Ground Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 40.5 sq. metres (436.3 sq. feet)

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

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

A unique opportunity to purchase a lovely Grade II Listed property which combines a ONE BEDROOM APARTMENT with independent COMMERCIAL OFFICES BELOW. A fantastic investment potential for those looking to have an immediate income from the offices (currently Leased to a firm of Solicitors on a 'year to year' rolling contract) plus renting the flat above (currently vacant) or having it as your own home. Located in a prominent corner plot High Street position in the popular market town of Wotton under Edge this property is a simple stroll to all of the amenities found nearby. The shop/offices are currently occupied for commercial purposes by a local solicitors and are accessed from street level. The accommodation comprises of main office, 2nd 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 ground level entrance hallway offers good storage. Go up the staircase and you will find one good sized bedroom, a fitted kitchen, shower room and a light and bright living room. In short, a rarely available property that offers great potential. Please call the Wotton Office to discuss in more detail and 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. 5.1miles 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

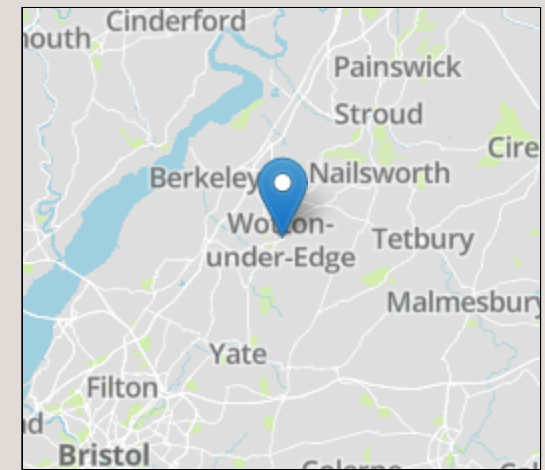
- Grade II Listed Commercial Property PLUS One Bedroom Flat Over
- Prominent Central High Street Location in Wotton under Edge
- Main Office Plus 2nd Rear Office, Kitchenette and WC
- Ground Floor Office Space 33.2 Sq Metres
- One Bedroom Residential Accommodation With Separate Private Entrance
- Good Sized Living Room
- Fitted Kitchen
- Shower Room
- Residential Council Tax Band A
- Flat Having Residential Council Tax Band A

Directions

Heading up Long Street which then becomes the High Street and you will find the property at the very top of the High Street on the right-hand corner, overlooking both the High Street and Bear Street.

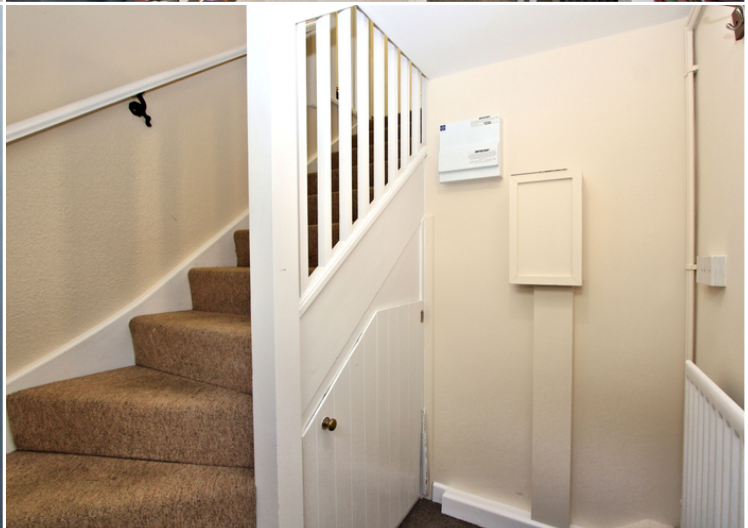
Local Authority & Council Tax - Stroud District Council - Tax Band A

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC





First Floor

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

