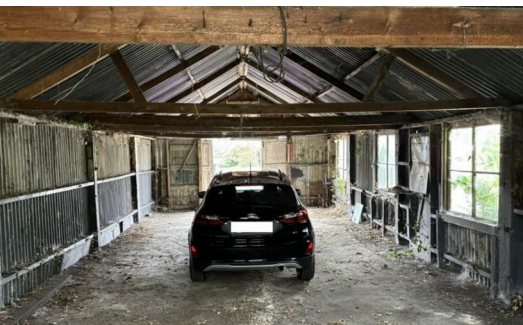


established 200 years

# Tayler & Fletcher



Lansdowne, Bourton-on-the-Water GL54 2AR

**£9,600**

*A timber framed, steel clad, storage/ garage space situated close to the heart of Bourton-on-the-Water.*

**Deposit**

[taylerandfletcher.co.uk](http://taylerandfletcher.co.uk)

## LOCATION

Bourton-on-the-Water is often recognised as The Venice of the Cotswolds and is a very well known and popular Cotswold Village famous for the village green with the picturesque River Windrush running through the centre. Bourton provides an excellent range of local facilities and tourist spots, including a broad range of boutique shops, coffee shops, pubs, restaurants, and leisure facilities and the model village. The areas larger commercial and cultural centres of Cheltenham, Cirencester and Oxford are within easy travelling distance and there are main line rail services at Kingham (8 miles) (Paddington 80 mins approx) and a comprehensive local bus network radiating from Bourton. The village is set in the heart of the rolling Cotswold Hills which provide a wide range of outdoor rural leisure pursuits.

## DESCRIPTION

The premises comprises a timber framed, steel clad, storage space conveniently situated on Lansdowne with concrete flooring throughout under a pitched, corrugated roof. The property measures approximately 781 sq ft in total, (13.2m x 5.5m), with the ability to accommodate between four and six car parking spaces in tandem. The property benefits from direct road access on the edge of this desirable Cotswold village.

## THE LETTING

The premises will be let on a licence basis as opposed to a lease.

## USE

It is suggested the property is used as parking or general storage.

## SERVICES

We understand single phase, mains electricity is present at the property but that no other services are connected. Please note this has not been tested by Tayler & Fletcher.

## RENT

We are quoting a rent of £9,600pa (£800pcm).

## DEPOSIT

A deposit of 2 months rent will be payable on signature of the license.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

## DIRECTIONS

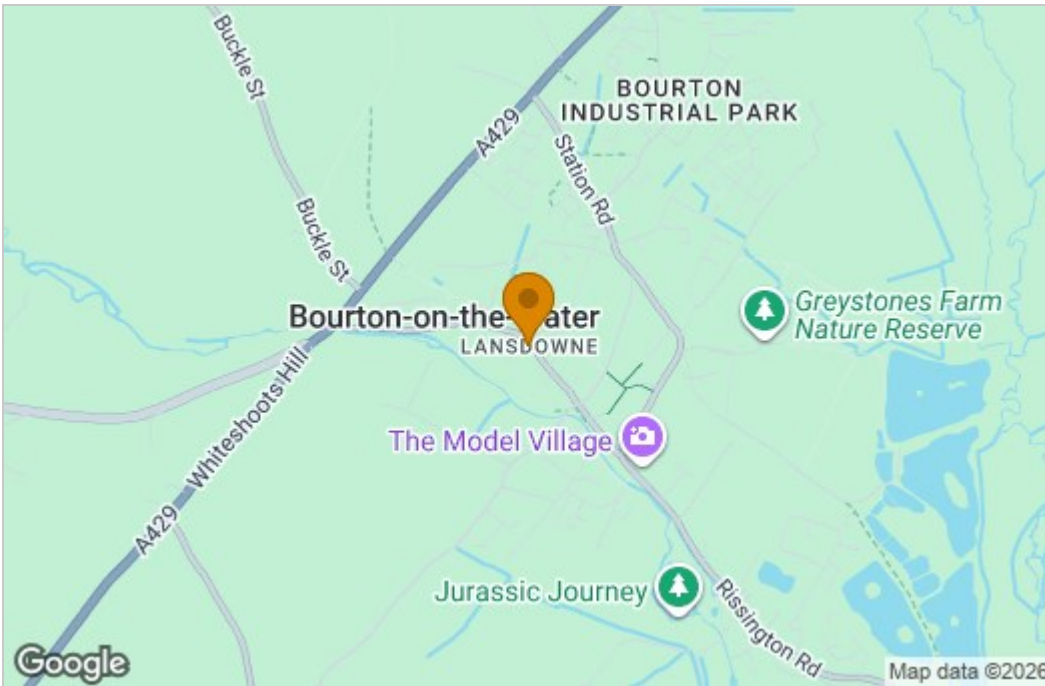
From the junction of Old Gloucester Road and Whiteshoots Hill join the A429 then turn right onto Lansdowne, signposted for Bourton-on-the-Water. Following the road for a quarter of a mile and, the premises will be found immediately on your left.

## VIEWINGS

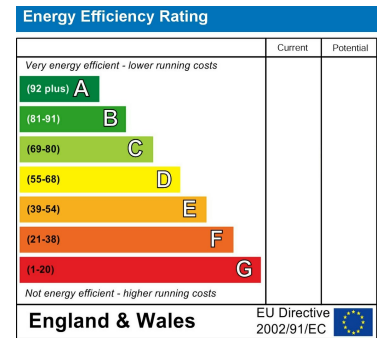
Viewings are to be conducted by prior appointment only with the sole agents Tayler and Fletcher, by contacting Oliver Evans on [oliver.evans@taylorandfletcher.co.uk](mailto:oliver.evans@taylorandfletcher.co.uk) or by calling 01451 830383.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.