

established 200 years

Tayler & Fletcher



6 Talbot Court, Stow-on-the-Wold GL54 1BQ

£12,000 Per Annum

A rare opportunity to lease a prominent shop set within a highly desirable retail courtyard in the heart of Stow-on-the-Wold

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LOCATION

Stow-on-the-Wold is an attractive, famous old Cotswold market town with an excellent selection of shops. Local occupiers include Penelope Chilvers, Herd, Fairfax and Favor, Fat Face, DOG (Just for Pets), The Crock, Rohan, Trespass, Sam Wilson, Huffkins & Crew Clothing. The area benefits from a number of boutique and traditional hotels, and has a range of popular eating and drinking establishments. The locality is served by a variety of superstores, Tesco and Co-operative. The property is further enhanced by its close proximity to Daylesford Farm and Diddly Squat Farm Shop.

DESCRIPTION

6 Talbot Court occupies a prominent position in Talbot Court, an exclusive, pedestrianised shopping parade linking Sheep Street to the main Square of Stow-on-the-Wold, making it a premium retail location.

This single-storey retail premises benefits from an elegant painted stone façade, large display windows providing excellent natural light and product visibility, and a traditional pitched roof. Well-presented throughout, the unit enjoys strong footfall from surrounding independent retailers and hospitality operators, with an attractive paved frontage enhancing its appeal.

This is the first time no 6 Talbot Court has become available for over two decades.

ACCOMMODATION

This highly desirable courtyard boutique benefits from 167 sq ft of retail space and has excellent dual aspect window display allowing not only visibility within the courtyard itself but also from Sheep street, the main road through Stow-on-the-Wold.

Behind the shop area there is also a small kitchenette, store room and w.c.

USE

It is our understanding that the property benefits from Class E planning use and would suit a variety of different uses that fall under this use class.

THE LETTING

Lease Term: The property is available on a new 5-year lease, subject to contract. The lease will be contracted out of sections 24-28 of The Landlord and Tenant Act 1954.

SERVICES

We are advised electricity, water and drainage are available or connected to the Property, but we confirm we have not tested any service installations and any tenant must satisfy themselves as to the state and condition of such items.

SERVICE CHARGE

Unit 6 service charge for 2025 was a total of £330 (charged quarterly).

This covers:

Cleaning of shared / public areas
General Maintenance
Electric for shared/public areas

Excludes waste removal

Insurance for the property was £300

EPC

B-33 valid until 3 September 2035

BUSINESS RATES

The current rateable value from 1 April 2026 to present is £5,600

LOCAL AUTHORITY

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

RESERVATION FEE

For a new lease, a reservation fee of £1,200 (inc. VAT) will be required and payable on the agreement of "Heads Of Terms", this will be returned on completion. If the tenant does not complete the lease, this may be held by the landlord to cover abortive costs.

RENT DEPOSIT

A minimum rental deposit of 3 months' rent will be required. The level of deposit may be increased following the landlord's assessment of the tenant's financial position, trading history and references.

VIEWINGS

Strictly by appointment through Tayler and Fletcher Stow-on-the-Wold Contact: Oliver Evans: 01451 830 383 E-mail: oliver.evans@taylerandfletcher.co.uk

