

# Stow-on-the-Wold

## The Unicorn

### Sheep Street

#### Gloucestershire

#### GL54 1HQ

- **Attractive Grade II Listed Freehold Shop and Serviced Apartment Investment**
- Excellent location in affluent Cotswold market town
- Incorporating 9 serviced apartments
- Includes 44 space car park (0.33 acres) which is located outside the Conservation Area
- Further residential development potential (1)
- Total Current Rents Reserved

**£213,750 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

### Location

The attractive Cotswold market town of Stow-on-the-Wold is located where the A424 and A429 meet, in the heart of the Cotswolds, some 29 miles north-west of Oxford, 18 miles east of Cheltenham and 25 miles east of Gloucester.

The property is located on the north side of Sheep Street, at its junction with Fosse Way (A429). The property is Grade II listed and forms part of the Conservation Area.

Occupiers close by include a range of local occupiers in a predominantly residential area.

### Description

This attractive Grade II listed property is arranged on ground and two upper floors to provide a ground floor shop, made up of individual rooms configured around a central courtyard. The upper floors provide nine self-contained serviced apartments (2 x one bedroom and 7 x two bedrooms),

with an elevated outdoor terrace. Externally, the property benefits from a 44 space car park comprising approximately 0.33 acres located on a separate site adjacent to the property on the eastern boundary of the A429 and which lies outside the Conservation Area.

### Planning (1)

The property and adjacent car park may lend themselves to further residential redevelopment subject to the leases and obtaining all the necessary consents. All enquiries should be made to Cotswold District Council.

Website Address: [www.cotswold.gov.uk](http://www.cotswold.gov.uk)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	The Cotswold Company (UK) Limited (2)	Gross Frontage (Sheep Street) 34.20 m (112' 3") Gross Frontage (Fosse Way) 26.75 m (87' 9") Ground Floor 624.00 sq m (6,717 sq ft)	10 years from 12.01.2017 Rent review in the 5th year linked to CPI, capped at 3% Tenant's option to break in January 2020 and 2023 FR & I	£93,750 p.a.	Rent Review January 2022
Uppers	The Unicorn Serviced Apartments Limited guaranteed by M&M Investment Company plc (3)	First and Second Floor – Serviced Apartments (2 x One Bedroom, 7 x Two Bedroom) (4) 804.91 sq m (8,664 sq ft)	5 years from 01.02.2017 FR & I	£120,000 p.a.	Reversion February 2022

(2) For the year ended 28th February 2017, The Cotswold Company (UK) Ltd reported a turnover of £35,000,473, a pre-tax profit of £2,091,669, shareholders' funds of £2,905,439 and a net worth of £2,550,191. (Source: Experian 06.08.2018.)

(3) For the year ended 31st January 2018, M&M Investment Company plc did not report a turnover but reported a pre-tax profit of £14,926m, shareholders' funds and a net worth of £91.913m. (Source: Experian 06.08.2018.)

(4) Not measured by Alltop. Areas provided by Vendor.

**Total £213,750 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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