

STEPHEN PARRY

& COMPANY



Station Yard, The Cam, Chipping Campden, GL55 6LA

A freehold sports and performance car garage and forecourt situated in one of The Cotswolds most sought after villages of Chipping Campden.

Distances

Chipping Campden 3 miles
Broadway 5 miles
Stow on the Wold 11 miles
Moreton in Marsh 11 miles (trains to London Paddington from 90 minutes)
Stratford upon Avon 13 miles
Leamington Spa 20 miles
Cheltenham 30 miles
Oxford 36 miles
B'ham International Airport 36 miles
Birmingham 38 miles
London 86 miles
(All distances and time approximate)

Accommodation

Car showroom • Office • Kitchen
• Cloakroom • Parts Store • Body workshop • 2 Further workshops • Forecourt

Location

Situated within the Cotswolds Area of Outstanding Natural Beauty. The historic old market town of Chipping Campden offers a good range of everyday shops and services, as well as a number of specialist suppliers, a library, primary and excellent secondary schooling. The main shopping and cultural centers for the region are Stratford-upon-Avon, Cheltenham, Evesham and Worcester. State education is in Chipping Campden whilst in Cheltenham, Stratford upon Avon and Oxford, there is a wide range of independent and grammar schools. Communication links are excellent with a regular train service to Oxford and London Paddington from Moreton in Marsh, taking from 36 and 96 minutes respectively.

The Property

A recently refurbished light industrial/ office accommodation of approximately 3,729 Sq ft with a secure car forecourt on the edge of the historic market town of Chipping Campden. The property has currently been used as a high performance and prestige car garage with car showroom, office, kitchen, cloakroom, parts store, body shop and two further workshops.











Tenure

The properties are Freehold.

Services

Mains electric and water are connected to the property. The property has private drainage.

Rateable Value

We are advised by the VOA website (www.voa.gov.uk) that the adopted rateable value for the property is £8,500 pa. Prospective purchasers are advised to make their own enquiries to Cotswold District Council +44 (0) 1285 623000 to verify the current rates payable and to establish the position in respect of any appeals / inheritance of any transitional relief, which may reduce or increase the rating liability.

Legal Costs

Each side to pay there own legal costs.

Local Authority

Cotswold District Council
+44 (0) 1285 623000

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded but maybe available by separate negotiation.

Viewing

Strictly by appointment with Stephen Parry & Company on +44 (0) 1926 883311

Directions

From Moreton-in-Marsh proceed west on the A44 towards Evesham. After 5.5 miles turn right signposted to Chipping Campden on the A4801. Follow the road through the centre of the town signposted Shipston on Stour, and continue to T junction and turn right on to the High Street. At the end of the High Street turn right signposted Ebrington and Paxford onto the B4035, passing Chipping Campden School. At the T-junction (end of the one way system) turn left by the church onto Station Road. Proceed out of town and Station Yard is located on the left (GL55 6LA).

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1 Binswood Street,
Royal Leamington Spa,
Warwickshire, CV32 5RW

T: +44 (0)1926 883 311
www.stephenparry.co.uk

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