General Leisure/Office/Retail
Former Unicorn Hotel
Sheep Street, Stow-on-the-Wold, Gloucestershire, GL54 1HQ

To Let - Rental Offers Invited

- Six high quality flexible units available from 291 sq ft to 3,251 sq ft (total of 6,814 sq ft available)
- Suitable for a variety of uses including general leisure, offices or retail (subject to necessary consents if applicable)
- Units located in courtyard or with prominent roadside frontage within Cotswolds gateway town
- Character Grade II Listed property with allocated car parking
- Ancillary areas include basement and cellar under main building
- Available to let as a whole or in lots immediately

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**Location**

The Unicorn complex is located in Stow-on-the-Wold (“Stow”), at the junction of the Fosse Way (A429) and Sheep Street. Stow is an attractive and well known market town within the Cotswolds Area of Outstanding Natural Beauty.

The historic town is a popular destination for tourists owing to its outstanding natural beauty and quintessentially British architecture. Surrounded by Cotswold countryside and being one of the Cotswolds’ best known towns, it benefits from a thriving tourist trade. Stow also acts as a market town for the local population and for a large catchment.

The Unicorn occupies a prominent roadside position only a short walk from the traditional town centre around Market Square. The six commercial units are located on the ground floor within the newly renovated Unicorn complex and provide an attractive courtyard setting.

The following are approximate distances:

- Cheltenham 17.7 miles (28.5 km)
- Moreton-in-Marsh 4.5 miles (7.3 km)
- Stratford-upon-Avon 21 miles (33.7 km)
- Chipping Norton 9.1 miles (14.7 km)
Property
The units are located on the ground floor of the former Unicorn complex and are accessed via a gated entrance from the highway, the A429 Fosse Way. The building has recently been renovated to provide six high quality units with communal facilities. We understand the Gross Internal Areas of the units to be as follows:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1,959</td>
<td>182</td>
</tr>
<tr>
<td>2</td>
<td>366</td>
<td>34</td>
</tr>
<tr>
<td>3</td>
<td>291</td>
<td>27</td>
</tr>
<tr>
<td>4</td>
<td>592</td>
<td>55</td>
</tr>
<tr>
<td>5</td>
<td>355</td>
<td>33</td>
</tr>
<tr>
<td>6</td>
<td>3,251</td>
<td>302</td>
</tr>
<tr>
<td>Basement</td>
<td>Not measured</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>6,814</td>
<td>633</td>
</tr>
</tbody>
</table>

The units are mostly interconnected and can be combined to tailor the space as required.

The total combined floor area of 6,814 sq ft would also be available to let as a whole to a single tenant.

Services
Mains water and electricity are available, and Heat Mat under floor heating has been fitted in all of the units. Separate telephone lines are available and there is a public will system with a speed of up to 17Mb. Faster broadband is available at the site at the tenants’ own cost via BT Infinity Fibre Broadband with speeds of up to 76Mb.

The complex is professionally managed and the tenants will contribute to the upkeep of the attractive environment, as well as insurance, by way of a service charge. Details to be provided on application.

Fixtures and fittings
The units have been newly renovated and finished to a high standard with Abbey Calder oak engineered flooring in Units 2 to 5 and ‘chess board’ effect ceramic tiled flooring in Unit 1.

There will be an alarm and security system with a gated access from the highway, 24 hour access will be provided to the units with access only permitted by way of a security code outside of ‘opening hours’.

Facilities
Shared ladies’ and gentlemen’s washroom facilities are available at the site. Each unit will have the use of one allocated car parking space in the car park. Additional spaces may be available by negotiation.

Tenure
The units are available by way of new leases with terms to be agreed. Subject to contract. Terms on application.

Rating
For rating purposes the units are not currently listed, however Business Rates will be payable.

Viewing
Viewings strictly by appointment with Savills only.

Energy Performance Certificates
The property is Grade II Listed and is therefore exempt from requiring an EPC rating.
Important Notice
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