Licensed Leisure
The Unicorn, Cotswolds
Sheep Street, Stow-on-the-Wold, Gloucestershire GL54 1HQ
Leasehold - Free of Tie Rental Offers Invited

- Grade II listed property in sought after Cotswolds gateway market town
- Between 3,250 to 5,209 sq ft GIA ground floor space available
- New A3/A4 free of tie lease
- Within development are 5–6 retail and office units and hotel suites

Savills Southampton
2 Charlotte Place, Southampton
Hampshire SO14 0TB
+44 (0) 23 8071 3943
savills.co.uk
Location
The Unicorn is situated in Stow-on-the-Wold at the junction of Fosse Way (A429) and Sheep Street.

Stow is an attractive and famous old market town situated in the Cotswolds. It is a popular tourist destination on account of its outstanding natural beauty, quintessentially British architecture and proximity to the other surrounding villages, towns and accessibility from major road networks.

The following are approximate distances:
- Moreton-in-Marsh: 4.5 miles north
- Stratford-upon-Avon: 21 miles north
- Chipping Norton: 10 miles east
- Bourton-on-Water: 4 miles south west
- Cheltenham: 18 miles west
- Oxford: 30 miles south east
- London: 93 miles south east

The Unicorn is located in a prominent roadside location a short walk from the traditional village centre around Market Square.

Stow acts as a market town for the local population and for a large surrounding catchment; it benefits from all year round tourist trade and is one of the Cotswold’s most popular towns.

The areas are administered by Cotswold District Council.

Property
The areas to let are located in the former Unicorn Hotel which is a Grade II listed two to three storey end-terrace property of traditional Cotswold stone construction under a pitched slate roof.

The building has recently been renovated to provide 5–6 commercial retail and office units around a garden courtyard and nine hotel suites at first and second floors.

The renovation of the pub and restaurant area is due to be completed in June 2016.

Internal Description
The main pub and restaurant area is located at ground floor level with an additional basement cellar and storage. The area is configured to provide main bar, dining room, trade kitchen, ladies and gents WCs and storage.

Features include Inglenook fireplace, hidden ‘wine cellar’ and flagstone and oak floors.

There is scope to include Unit 1 which runs the length of the frontage to Fosse Way; this is linked directly to the adjoining main pub and restaurant.

We understand the approximate Gross Internal Areas are as follows:

<table>
<thead>
<tr>
<th>Ground Floor</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pub/restaurant</td>
<td>3,250</td>
<td>302</td>
</tr>
<tr>
<td>Unit 1</td>
<td>1,959</td>
<td>182</td>
</tr>
<tr>
<td>Basement</td>
<td>Not measured</td>
<td>–</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>5,209</td>
<td>484</td>
</tr>
</tbody>
</table>
External Description

Subject to negotiation, the Landlord may consider inclusion of external space around the courtyard. Interested parties are advised to enquire regarding the possibility of positioning tables and chairs facing Sheep Street.

A car park is located opposite the property on Fosse Way which may be available for users of the Unicorn pub and restaurant by negotiation.

Licences

There is no valid premises licence in place. Interested parties are advised to make their own investigations and may wish to contact Cotswold District Council Licensing on 01285 623000.

Tenure

The Landlord is prepared to consider the grant of a new Full Repairing and Insuring lease which will be free of all ties and will benefit from the security of tenure provisions under the Landlord and Tenant Act 1954. Lease terms and security will be agreed subject to covenant. Rental offers are invited. No premium is sought.

Prices quoted may be subject to VAT provisions at the prevailing rate and Stamp Duty may apply.

Rating

For rating purposes the subject property is not currently listed.

Planning

We have made informal enquiries of Cotswold District Council and understand the property is Grade II Listed and located within the Stow-on-the-Wold and Maugersbury Conservation Area.

Energy Performance Certificate

The subject property is exempt from EPC rating.

Viewing

Viewings can be arranged by appointment via sole selling agents Savills:

Contact

Chris Bickle
+44 (0) 2380 713 943
cbickle@savills.com

James Greenlees
+44 (0) 23 8071 3986
jgreenlees@savills.com

Please direct all retail and office enquiries to:

Jessica Price
+44 (0) 1242 548 017
jprice@savills.com
Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | March 2016