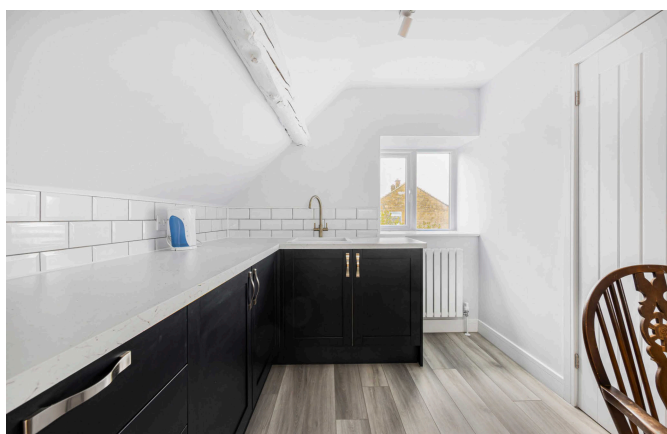


**Hampton Street,** Tetbury, Gloucestershire, GL8 8JN



Cotswold stone detached retail premises • Planning permission granted for change of use • Located just off the recreation grounds • Over two floors • Shop front overlooking Hampton Street • Storeroom located to the rear of the property • First floor living area • Kitchen area • EPC D



# Hampton Street,

Tetbury, Gloucestershire, GL8 8JN

## Key Features



1  
Bedroom



1  
Bathroom



1  
Reception

## About the property

Are you looking for an investment or retail space? If so this could be the one for you!

An attractive Cotswold stone detached property which has been refurbished to a beautiful and high specification throughout, situated in the bustling town of Tetbury.

Located at the entrance of the Recreation Ground which is home to football, rugby, cricket, bowls, an extensive children's play area, and a skatepark. The potential for this building is massive.

Approached into the shop front with kitchen and store area located to the rear of the property. Stairs to the first floor with open plan sitting room/bedroom/kitchen and separate shower room. From the living area you have views over the recreation ground and beyond.

NOTE: Change of use from ground floor retail unit to (Class E to a single dwelling 9C3).

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

## Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.





### Directions

From our office in Church Street, take the first exit from the roundabout into Long Street. At the bottom take the second turning on the left, which is straight on into Hampton Street. The property will be found on the left hand side just before the turning into Chavenage Lane.

What3Words: ///diver.with.dispose

### Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

### Local Authority

Cotswold District Council

Council Tax Band: TBC

### Our reference

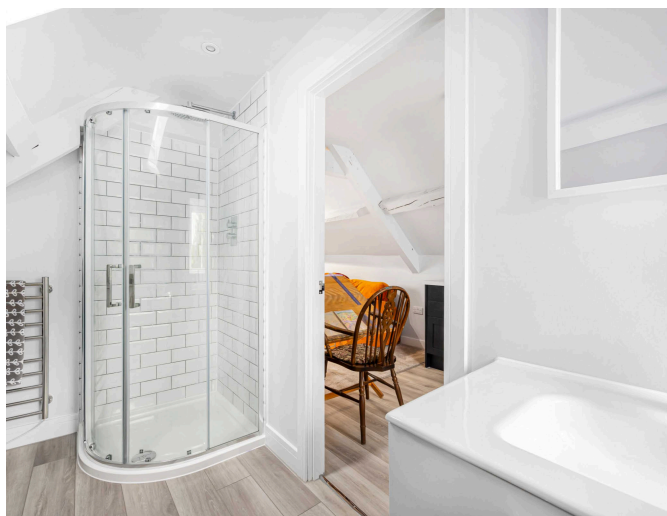
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### We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: [tetbury@perrybishop.co.uk](mailto:tetbury@perrybishop.co.uk)



### *what the owner said*

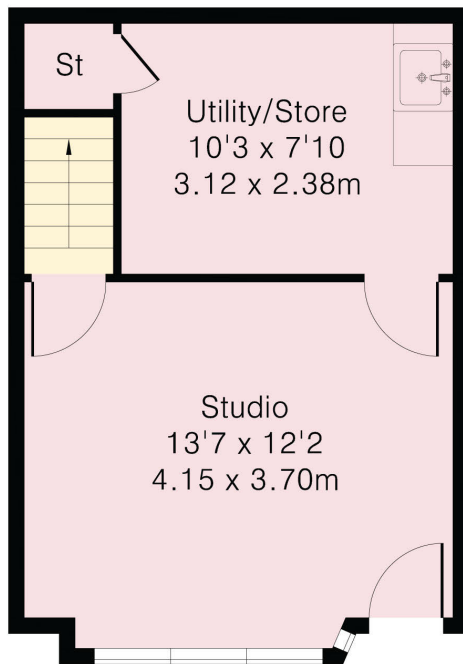
"Traditional Cotswold stone building in a conservation area, adjacent to the playing fields. With parking close by."



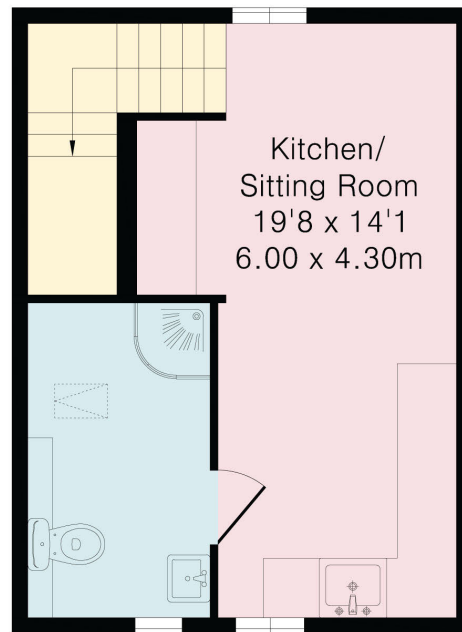
## Approximate Gross Internal Area 569 sq ft - 53 sq m

Ground Floor Area 289 sq ft – 27 sq m

First Floor Area 280 sq ft – 26 sq m



Ground Floor



First Floor

**PerryBishop**  
PROPERTY MADE PERSONAL

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**perrybishop.co.uk**

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.  
**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

