

RAPLEYS

FOR SALE Car Sales Site

rapleys.com
0370 777 6292

Cotswold Vehicle Centre, Troopers House,
Bourton-on-the-Hill, Moreton-in-Marsh GL56 9TE

CONTACT **Mark Frostick | Rapleys LLP**
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Tony Rowland | Sheldon Bosley Knight
01387 765 700 | trowland@sheldonbosleyknight.com



Available due to retirement

165 sq m (1,778 sq ft) car
showroom on circa 0.204
hectare (0.505 acre)

3 bedroom flat above

Prominently located amid the
Cotswolds

Frontage to A44 (daily traffic
count of 7,732 vehicles)

Suitable for alternative uses,
subject to planning

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Location

The property is prominently located on the A44, approximately 100m west of the A44/A424 junction. Cheltenham lies 20 miles to the west of the site, with Moreton-in-Marsh approximately 4 miles east and Broadway 6 miles to the north.

The A44 at this point comprises a single carriageway which is subject to the national speed limit. The site is accessible from both directions with no restrictions on right hand turning. Adjacent occupiers include a newly refurbished **Texaco** petrol filling station and **Troopers Lodge Garage** (an independent garage).

Description

Built of reconstituted Cotswold stone and situated in an area of outstanding natural beauty, the property comprises a newly renovated showroom and office facility with self contained residential accommodation above. The residential flat extends to three bedrooms and is offered with vacant possession.

Internally the showroom will accommodate 2 vehicles (access is via a sliding door to the front of the property) whilst parking is provided externally for 80 cars.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: D—78.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	89.63	965
Office	13.91	150
Staff ancillary	26.38	284
Total:	129.92	1,399
<i>Residential flat:</i>		
Sitting room	23.37	252
Kitchen	7.24	78
Master bedroom	12.24	132
Second bedroom	12.13	131
Third bedroom	7.68	83
Bathroom	3.57	38
Total:	66.23	714
	Hectare	Acre
Total Site Area	0.204	0.505

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the joint agents.

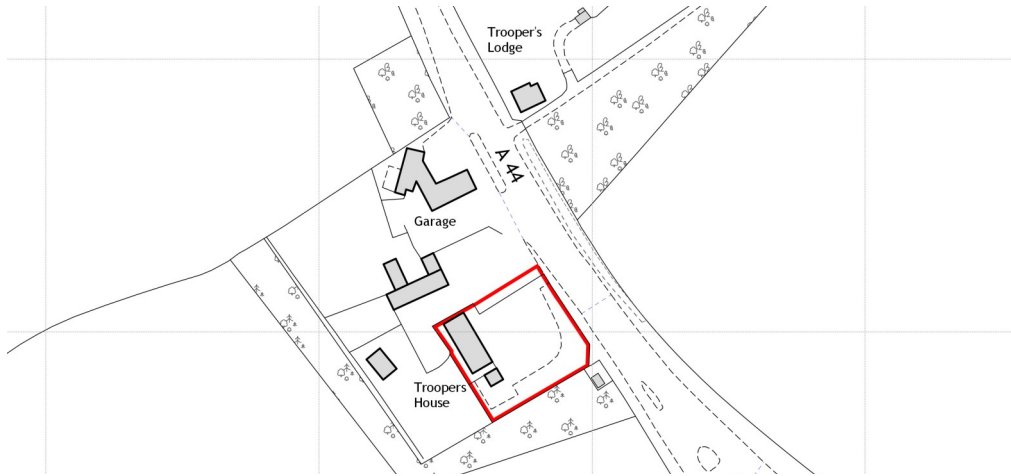
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