

# RURAL OFFICE WITH VIEWS

The Coach House, Tortworth, Wotton-Under-Edge, GL12 8HQ



- An attractive, former Coach House providing predominantly open plan office accommodation
- The property benefits a rural location, and is set within landscaped grounds with stunning countryside views
- Located within approximately 1 mile of Junction 14 of the M5 and within 8 miles of the M4/M5 interchange
- Approximately 2,132 sq ft
- Suitable for a wide range of commercial uses (STP)



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

The Coach House is situated within the village of Tortworth in Wotton-Under-Edge, providing a rural setting with stunning countryside views, whilst benefitting excellent road connections being only approximately 1 mile east of Junction 14 of the M5 Motorway and 8 miles from the M4/M5 interchange. Bristol city centre is located approximately 17 miles south, Gloucester is approximately 19.5 miles north, and Bath is approximately 29.5 miles south east.

Nearby amenities include a well established farm shop and café, primary school, church, hotel, and an additional independent café.

## DESCRIPTION

The Coach House has been converted to provide attractive accomodation which provides predominantly open plan office space at ground floor level. The property benefits from exposed beams, large feature windows throughout and excellent natural light, timber doors, a Ground Source Heat Pump heating system, and a sedum green roof.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,132 sq ft (198.05 sq m).

## TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small estates charge payable.

The neighbouring Tortworth House is also available and the properties can be let together or separately. Enquiries should be made to the sole agents for further information.

## RENT

Upon application.

## PLANNING

Use Class E - therefore suitable for a wide range of uses.

## BUSINESS RATES

The property requires a new, separate assessment. Further information can be provided upon request.

## EPC

The property has an energy performance rating of C (59).

## VAT

We have been advised that the property is elected for VAT.





## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

## ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy these matters.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

### Burston Cook

FAO: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: [Vicki@burstoncook.co.uk](mailto:Vicki@burstoncook.co.uk)

## SUBJECT TO CONTRACT

July 2022

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