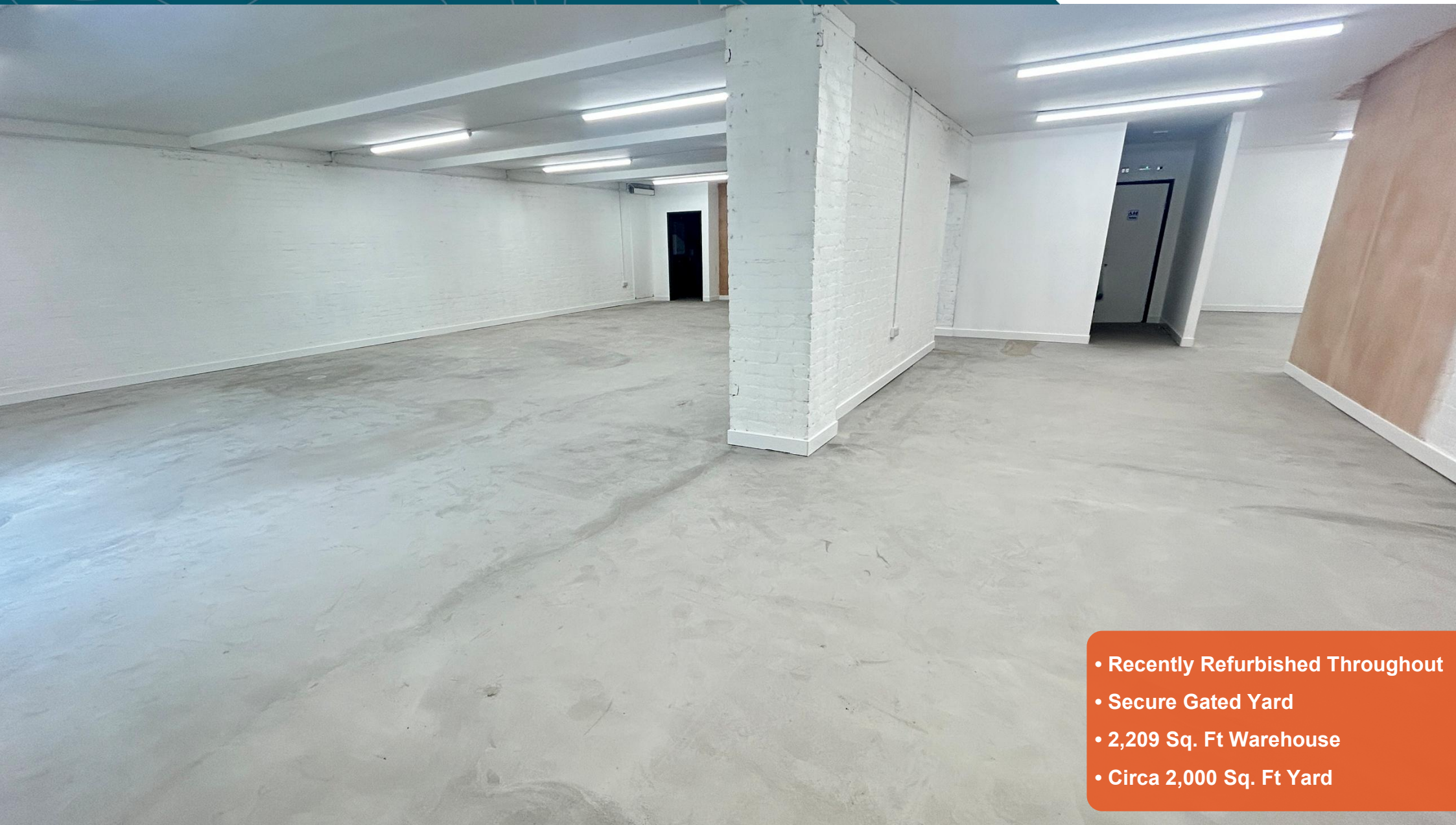


TO LET Workshop/ Office with Secure Yard

The Yard, 1-2 Church Street, Tewkesbury GL20 5PA



- Recently Refurbished Throughout
- Secure Gated Yard
- 2,209 Sq. Ft Warehouse
- Circa 2,000 Sq. Ft Yard

TO LET Workshop/ Office with Secure Yard

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Location

The Property lies in prime position just off the historic High Street in the heart of Tewkesbury's town centre, one of Gloucestershire's most attractive market towns with strong footfall, a mix of national and independent retailers, cafés and leisure uses nearby.

The property sits within the town's principal commercial pitch close to occupiers such as Costa Coffee, Boots Opticians, Lloyds Pharmacy and other established brands, offering excellent trading exposure.

Description

The property comprises a ground floor commercial unit which has recently undergone a comprehensive refurbishment to a high-quality white box specification. The space benefits from a new screed floor, freshly prepared walls, a kitchenette point, and WC facilities, providing a clean and flexible environment ready for immediate occupation.

The unit falls within Class E use, making it suitable for a wide range of occupiers including retail, office, studio, or light commercial uses (subject to any necessary consents).

Accessed directly from Church Street, the property is discreetly positioned behind the One Stop convenience store, offering excellent accessibility to Tewkesbury town centre while benefiting from a secure and tucked-away setting behind the main retail frontage.

A key feature of the property is the substantial and fully secure rear yard, accessed via gated entry. The yard extends to approximately 2,000 sq ft and provides

valuable external space suitable for storage or parking for up to 5 vehicles.

Overall, the property offers a versatile and well-presented commercial opportunity, particularly suited to occupiers requiring a combination of internal space and secure external yard provision.

Accommodation

Unit	SQM	SQFT
Ground Floor	205.22	2,209
Yard	177.44	1,909

Rates

We recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

Energy performance certificate

Valid until 20/7/2029

Rent

£17,500 per annum exclusive.

Terms

A new lease is available for a term of years to be agreed.

Service Charge

A service charge is applicable – further details upon request.

VAT

The property is not elected for VAT.

Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only. Details on page 3.

Video tour available here: [Video Tour Link](#)

TO LET **Workshop/ Office with Secure Yard**

The Yard, 1-2 Church Street, Tewkesbury GL20 5PA



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TO LET

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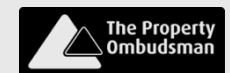
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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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