



RETAIL UNIT  
122, HIGH STREET, TEWKESBURY,  
GLOUCESTERSHIRE, GL20 5JU

**LOCATION**

122, High Street is located in a central position along the busy Tewkesbury High Street. Tewkesbury is an attractive Gloucestershire market town hosting a range of independent and national retailers along its High Street. Nearby retailers include Lloyds bank, Greggs and Boots.

Tewkesbury is situated approximately 9 miles north of Gloucester and 18 miles south of Worcester. It is conveniently located close to Junction 9 of the M5, between the popular Cotswold and Malvern Hills.

**DESCRIPTION**

Formerly, a successful children's clothes store, 'The Orange Pig', is a two-storey property offering approximately **46 sq. m** of prime glass-fronted retail space on the ground floor and approximately **50 sq. m.** of ancillary space on the first floor. There is a private W.C on the ground floor and a kitchenette on the first floor.

The property is Grade II listed and retains several period features. The ground floor has been recently redecorated and the shelving can be left in place should a prospective purchaser wish to keep this.

The Orange Pig successfully traded in this location for over 40 years, but it is now for sale following the retirement of the owner.

Access to the property is via the main entrance on the ground floor through the retail unit or via a side entrance. The side entrance leads from a private area of the ground floor onto the High Street through a side access alley.

Parking is available on the High Street and in nearby car parks. A professional alarm system is fitted to the property.

**METHOD OF SALE**

The property is offered for sale by Private Treaty. The vendor reserves the right to set a date for Best and Finals offers.

**FIXTURES AND FITTINGS**

Any fixtures or fittings not mentioned in these particulars are excluded from the sale.

**SERVICES**

We understand the property to be connected to mains electricity, water, and drainage.

**BOUNDARIES & AREAS**

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor the Agents will be responsible for defining the boundaries or ownership thereof.

**LOCAL PLANNING AUTHORITY**

Tewkesbury District Council – 01684 295010.

**LEGAL COSTS**

Each party will be responsible for their own legal and professional fees involved in the transaction.

**RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed way leaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provision of any planning scheme of County or Local Authority.

**TENURE AND POSSESSION**

The property is offered Freehold with vacant possession granted upon completion of the sale.

**VIEWINGS**

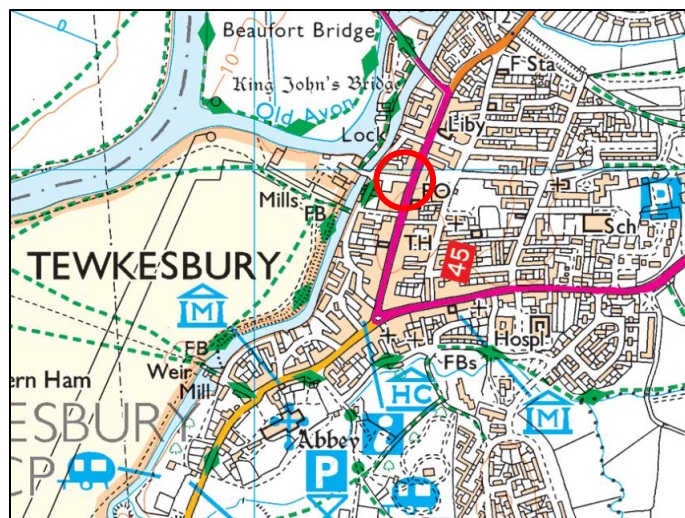
All viewings are by appointment only. To arrange a viewing please contact Carver Knowles on 01684 853400.

**DIRECTIONS**

Travelling southbound, exit the M5 at Junction 9 and at the roundabout take the 3<sup>rd</sup> exit to head west on the Ashchurch Road / A438. Continue for approximately 1.5 miles. At the roundabout take the 2<sup>nd</sup> exit onto High Street / A38. 122, High Street is on the right after 0.1 miles.

The postcode is **GL20 5JU**.

what3words access location – [interests.sculpture.rewarding](https://www.what3words.com/location/interests.sculpture.rewarding)

**PLEASE NOTE:**

Neither Carver Knowles nor any joint agents have tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspections or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Details prepared April 2024.



**Carver Knowles**  
**Strensham Business Park**  
**Strensham**  
**Worcester**  
**WR8 9JZ**

email: [alexstafford-clark@carverknowles.co.uk](mailto:alexstafford-clark@carverknowles.co.uk)

**AMC**  
 AGENT

Regulated by

