



**ROOM TO LET
ROYAL BRITISH LEGION HALL,**

£3,000 Per annum

A SERVICED ROOM EXTENDING TO 106 SQ FT SUITABLE FOR A CHIROPODIST, HEALTH USE OR OFFICE WITH PARKING

To Let for 5 to 10 years

**ROOM TO LET
ROYAL BRITISH LEGION HALL
BOURTON-ON-THE-WATER
Gloucestershire
GL54 2AR**

**A SERVICED ROOM EXTENDING TO 106 SQ FT
SUITABLE FOR A CHIROPODIST, HEALTH USE
OR OFFICE WITH PARKING**

VIEWING Strictly by prior appointment through

Tayler & Fletcher

Tel: 01451 820913

Bourton-on-the-Water

Bourton-on-the-Water is one of the larger North Cotswold Villages with a population of about 4000. The village is a noted beauty spot and a popular tourist centre attracting throughout a long and busy season many visitors from all over the world. It has the shallow River Windrush flowing through the centre, spanned by low arched bridges and flanked by wide village greens. There are many family attractions including Birdland, a Model Village, Motor Museum and the village offers good every day shopping facilities. Bourton-on-the-Water is some 4 miles from Stow-on-the-Wold, 16 miles from Cheltenham and Cirencester and 28 miles from Oxford.

THE BRITISH LEGION HALL

Is situated towards the westerly edge of the village with access off the High Street. From the centre of the village head in the Cheltenham direction and turn left opposite our offices by the Landrover Garage and the Hall with car parking is at the end of the private drive. The Hall is let on occasions for functions and there are communal cloakroom facilities and one other room that is let off separately.

THE ROOM

Occupies part of the ground floor of The Royal British Legion Hall with shared access through double doors which lead into a corridor and the lock-up Room is the last room on the left. The Room measures 4.09m x 2.42m, with single drainer sink unit having cupboard under, blind and double glazed window. There are shared toilet facilities and our understanding is that the services are not separately metered and included in the rental.

SERVICES

Shared cloakroom facilities. We understand that all services are included in the rent.

OUTSIDE

There is a large communal car park with unallocated parking.

RENT

£3,000 per annum

THE LEASE

The Lease is negotiable. It is anticipated it will be for 5 to 10 years contracted out of The Landlord and Tenant Act. The Tenant to be responsible for internal decorations only.

VIEWING

By confirmed appointment through the Letting Agents - Tayler & Fletcher 01451 820913.