

FOR SALE

OLD SCHOOL HOUSE

67 HIGH STREET

BROADWAY WR12 7DT



A GRADE II LISTED PROPERTY IN THE COTSWOLD VILLAGE OF BROADWAY
SHOWROOMS, OFFICES, STORAGE AND KITCHEN FACILITIES OVER TWO FLOORS

Location

Broadway (population *2,689) is a picture perfect village, known as the Jewel of the Cotswolds. The village, which lies midway between Evesham and Moreton-in-Marsh, provides a gateway for exploring the Cotswolds and notably sits on the Cotswold Way; the national trail that runs 102 miles from Chipping Campden to Bath.

In the 17th century, Broadway was a welcome overnight stop for travellers on the busy London - Worcester coach route with over 30 coaching inns including the Angel Inn at Tudor House, now the Broadway Museum.

Today, Broadway is a popular tourist destination, renowned as much for its honey coloured stone properties as its art galleries, antique shops, museums, hotels and tea rooms.

Broadway is a little over 2 hours from central London and within easy reach of Shakespeare's, Stratford upon Avon, England's finest medieval castle in Warwick, the Festivals of Cheltenham, the dreaming spires of Oxford and the Roman Spa of Bath.





The Lygon Arms, High St

RENOWNED FOR ITS ART GALLERIES, ANTIQUE SHOPS, MUSEUMS, HOTELS AND TEA ROOMS, VISITORS ARE DRAWN TO BROADWAY FROM ACROSS THE WORLD



Galleries and independent shops opposite the village green



Broadway Tower, a favourite retreat of Victorian designer, William Morris



THE BROADWAY PORTFOLIO

OLD SCHOOL HOUSE

EVESHAM

HIGH ST (THE BROAD WAY)

CHELTENHAM





Old School House

A Grade II listed building of Cotswold ashlar with tile and stone slate roofs. Built in 1856 and enlarged in 1869, it retains many period features including a spire topped by a weather vane, and a clock known as 'The Dummy' because the clock is an empty case, and the mechanism is inside the building. The Dummy was erected to commemorate Queen Victoria's Diamond Jubilee in 1887.

Originally a school, it became a library when the school closed in 1914. Most recently it was used as an art gallery but is now unoccupied.

Internally, the ground floor comprises two showrooms / offices, storage and kitchen and WC facilities. Additional showroom and office accommodation is provided on the first floor.

Ground floor

Showroom/office (LHS)	91.56 sq m (986 sq ft)
Showroom/office (RHS)	29.7 sq m (319 sq ft)
Stores	12.05 sq m (130 sq ft)
Kitchen	2.9 sq m (31 sq ft)

First Floor

Showroom/office	113.24 sq m (1,219 sqft)
Office/store	16.65 sq m (179 sqft)
Total (NIA):	266.1 sq m (2,864 sq ft)

Floor areas are approximate Net Internal Area.
Floorplans are available via the dataroom.





PROPOSAL

OFFERS ARE INVITED FOR OLD SCHOOL HOUSE, ONE OF EIGHT PROPERTIES COMPRISING THE BROADWAY PORTFOLIO BEING SOLD ON BEHALF OF THE HW KEIL ESTATE.

INFORMATION ON OTHER PROPERTIES IN THE PORTFOLIO IS AVAILABLE ON REQUEST.

Viewing: By prior appointment with the agents



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THE BROADWAY PORTFOLIO

EPC

The property has an energy performance rating of 58 (C). A copy of the Energy Performance Certificate can be made available on request.

RATES

Rateable Value: £21,500. The Rateable Value was obtained from the Valuation Office website. Interested parties should make their own enquiries of Wychavon District Council – 03004 560 560, to verify the current rates payable.

USE CLASS

Old School House is designated Planning Use Class 'E' which includes - retail, restaurant, office and financial & professional services.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TENURE

Freehold. Price on application.