

**FOR SALE**

**EADBURGA HOUSE**

**65 HIGH STREET**

**BROADWAY WR12 7DP**



**GRADE II LISTED PROPERTY IN THE COTSWOLD VILLAGE OF BROADWAY**  
**RETAIL GROUND FLOOR WITH ANCILLIARY ACCOMMODATION ON TWO UPPER 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

EADBURGHA HOUSE

EVESHAM

HIGH ST (THE BROAD WAY)

CHELTENHAM







## Eadburgha House

Sitting between Old School House and Tudor House (The Broadway Museum) on the south side of the High Street, Eadburgha House, 17th century, provides three floors of accommodation with gas central heating.

The retail ground floor features; bow windows, original fire place, wood panelling and part flagstone floors. The upper floors provide bright and largely open plan ancillary accommodation as well as a kitchen and two WC facilities.

The premises, currently unoccupied, has most recently had a combination of retail and leisure uses which fall under Class E.

Ground	47.02 sq m (506 sq ft)
First	59.45 sq m (640 sq ft)
Kitchen	7.54 sqm (81 sqft)
Second	78.95 sqm (850 sqft)
<b>Total (NIA)</b>	<b>192.96 sq m (2,077 sq ft)</b>

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









## PROPOSAL

OFFERS ARE INVITED FOR EADBURGH 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



# THE BROADWAY PORTFOLIO

### EPC

The building is listed and therefore believed to be exempt.

### RATES

Rateable Value: £16,000. 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

Eadburgha 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.

**Richard Knightley**  
07917 155 760  
richard.knightley@kbw.co.uk  
**Laura Hatten**  
07769 254 158  
laura.hatten@kbw.co.uk



**Tom Walker**  
07976 324 243  
tom.walker@savills.com  
**Felix White**  
07815 025 322  
felix.white@savills.com

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