

Broad Close

46 High Street, Broadway WR12 7DT



kbw 01242 244744
www.kbw.co.uk

Site boundary indicative purposes only

EXECUTIVE SUMMARY

- Rare investment opportunity of prestigious asset located on Broadway High Street.
- Detached Grade II* listed building dating to 1806 constructed of Cotswold stone ashlar under a Welsh state roof.
- The building extends to c. 4,805 sq ft with total site area extending to approximately 0.52 acres (0.21 hectares).
- Freehold interest for sale with the benefit of a new 15 year lease to OKA Direct Ltd.

LOCATION

Broadway 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 the 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 and 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 Spas of Bath.



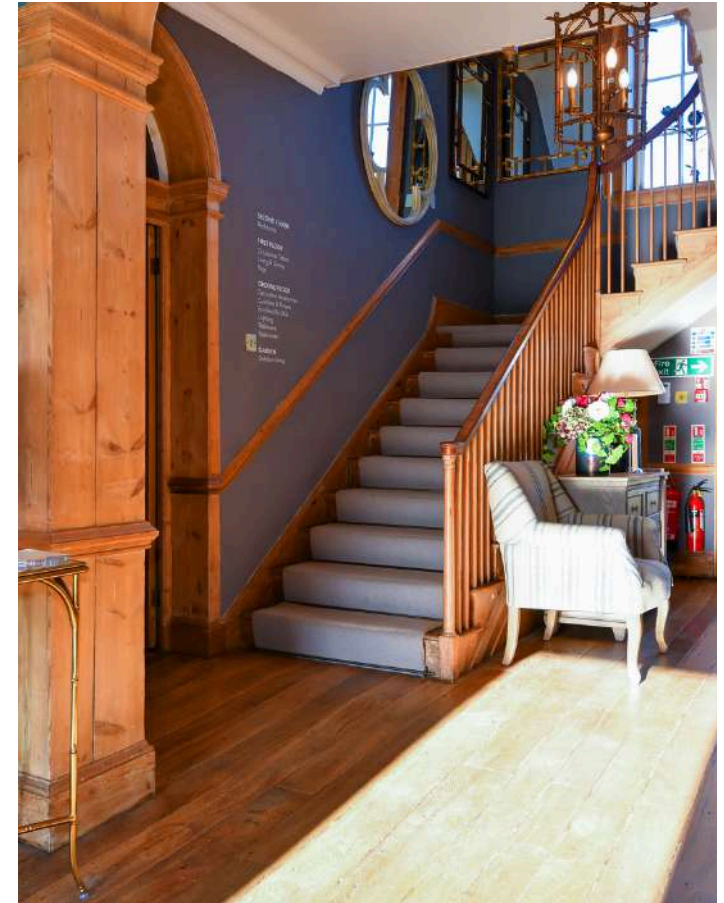
DESCRIPTION

46 High Street presents a rare investment opportunity of a prestigious Grade II* listed property in the Cotswold village of Broadway.

The property extends to approximately 4,805 square feet, arranged over four floors comprising basement, ground, first and second floors. Occupying a prominent position on the High Street, it benefits from strong footfall and is within walking distance of a variety of amenities including antique shops, museums, art galleries and tea rooms. The total site area extends to approximately 0.52 acres (0.21 hectares) and includes well maintained gardens to the side/rear of the main building.

Since 2008, the premises have been occupied by OKA, the prestigious British homeware and interiors brand. The property is now offered for sale with the benefit of a new 15-year lease to OKA, providing secure and long-term income for investors.

The property provides an established right of access across the driveway and car park to the property at the rear known as The Courtyard, Broad Close, High Street, Broadway, WR12 7DT.



TENANCY

Tenant: The property is currently let to OKA Direct Ltd whose Company No. is 03722366, with security of tenure.

Lease term: The lease term begins on 8 July 2025, expiring on 7 July 2040.

Rent: £104,500 per annum, exclusive.

Rent Reviews: 5 yearly rent reviews. RPI based, subject to an upward only provision. Further details on application.

Break Clauses: Tenant option to break at the end of years 5 and 10.

Repair: Lease terms on internal repairing and insuring.

Service Charge: A service charge is payable for the upkeep of the car park and gardens.

USE CLASS

Broad Close is designated Planning Use Class 'E' which includes - retail, restaurant, office, and financial and professional services.

HISTORIC ENGLAND

The property is Grade II* listed, registered at Historic England under entry number 1288489.

Services

We have been informed that mains water, electric, gas and drainage are connected. We advise that prospective purchasers should investigate these matters to their own satisfaction.

TENURE

Freehold for sale subject to the existing lease.

RATEABLE VALUE

We understand the rateable value to be £34,750.



OFFERS

Offers over £2,750,000 plus VAT are invited for the freehold interest with the benefit of a new 15 year lease to OKA Direct Ltd.

Please note the vendor reserves the right to not accept the highest, or indeed any, offer received.

Offers are to be submitted in writing to the following email addresses only:

Tom.walker@savills.com, Rhoda.chiradza@savills.com, Richard.knightley@kbw.co.uk, and Laura.hatten@kbw.co.uk

LEGAL COSTS

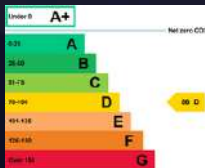
Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Access is strictly by appointment only and to be arranged through Savills or KBW. Savills request that interested parties do not attempt to gain access to the site outside of accompanied viewings.

EPC RATING

EPC rating D(86). A copy of the full EPC is available on request.



CONTACT

For further information please contact:



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