



The Gauntlet, 11 High Street, Glastonbury, BA6 9DP  
Superb mixed use investment property – For Sale £1,800,000

COOPER  
AND  
TANNER

# The Gauntlet

## 11 High Street

### Glastonbury, Somerset

BA6 9DP **Freehold £1,800,000**

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#### Description

An excellent opportunity to acquire an iconic and prominent mixed use investment property within the centre of Glastonbury generating a gross income of approximately £169,279 excl. VAT rent and further service charge income of £13,765 excl. VAT. The property would be well suited to a hands-on proactive investor or management could equally be handed to an agent. The rear courtyard may also offer future potential alternative uses such as holiday lets or similar, subject to necessary consents and obtaining possession.

Dating back to the 12<sup>th</sup> century, it is a notable Grade II listed building situated within Glastonbury Conservation area. The Gauntlet is a multi award winning Victorian-style gated shopping thoroughfare connecting the High Street and St Johns Car Park. Comprised of sixteen independent shops and boutiques with a plethora of business types selling jewellery, crystals and wellness services, with seven residential flats above the shops. Currently ran and managed by the vendor who receives regular demand for occupiers directly and via their own website [www.gauntletshops.co.uk](http://www.gauntletshops.co.uk).

#### VAT

We understand part of the property is elected for VAT.

#### Services and Fixtures & Fittings

We understand that electricity is connected to each unit and flat. Mains water connected to each flat but not all the units. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars.

#### Planning

Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses and works with the local planning authority.

#### Viewings

Interested parties can view the property externally and from open spaces at their convenience. Strictly by prior appointment with the selling agent. We request that at least 24-hour notice is provided in advance of your intended viewing date to allow time to notify the tenants. To note, not all areas may be visible on a single viewing.

#### Tenure & Tenancy Information

Freehold, subject to the current occupation. Copies the occupational information is available following a viewing at full discretion of the Vendor.

Occupier	Area sqft	Rateable Value / Council Tax	EPC
Unit 1 – Silver Scene Ltd	173.62	£6,100	E
Unit 3 – Tarot Plus	184.93	£6,300	E
Unit 5 – Hamilton’s Guitars	120.02	£4,350	D
Unit 7 – Lucky 7 Tarot	144.24	£5,100	D
Unit 9 – Ivy Moon Emporium	165.66	£5,700	D
Unit 11 – Made by Janice	192.89	£4,600	C
Shop 13 – Bethany’s	140.36	£4,400	C
Shop 15 - Acksockorise	121.63	£4,100	D
Shop 16 – Hawthorne Child Care	92.79	£2,700	C
Shop 17 – Aura Energetics	97.31	£3,050	B
Shop 18 – Angie’s Folk Art	97.52	£3,000	C
Shop 19 – Carla Leonna Aurora	98.06	£3,050	B
Shop 20 – Pegana Design Jewellery	97.52	£3,050	C
Shop 21 – Tarot Plus	99.78	£3,150	B
Shop 22 – Café Chakra	190.09	£3,150	E
Shop 23 – Flying Tea Pot	164.58	£5,900	C
	<b>2,181sqft</b>		
Flat 2	506.55	A	C
Flat 4	458.01	A	C
Flat 6	192.78	A	C
Flat 8	226.04	A	D
Flat 10	244.67	A	E
Flat 12	200.21	A	D
Flat 14	257.37	A	D
	<b>2,085sqft</b>		
Circulation Space, Staircases, WC and stores	<b>1,512sqft</b>		

**Agents Note:** Measurements have been provided by the Vendor and have not been verified by the selling agent.





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### ENQUIRIES / VIEWINGS:

Commercial Department

0345 034 7758 / Commercial@cooperandtanner.co.uk

[www.cooperandtanner.co.uk](http://www.cooperandtanner.co.uk)

**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. V1/May 2025