

- Investment
- Cheltenham
- For Sale
- 81.51 m2 (877 ft2)



FOR SALE



224 Bath Road, Cheltenham

Retail Investment with vacant one bedroom flat and separate rear access off Hermitage Street.

Location

The property is situated fronting the south-eastern side of Bath Road whilst there is pedestrian access to the rear provided via Hermitage Street. The Property is located within the popular shopping area of Bath Road approximately ½ a mile south of Cheltenham town centre. Cheltenham Spa mainline railway station is located approximately 1¼ miles to the north-west.

Description

The property is a two-storey mid terraced building of rendered brick block construction with single glazed timber framed display window. Internally, the property is split to provide self-contained retail premises at ground floor level and a one-bedroom flat on the first floor.

Property	Size m2	Size ft2
Ground floor retail premises (Net internal area)	45.25	477
First floor flat (Gross internal area)	36.27	390
Total	81.51	877

The ground floor shop has been divided to provide an open plan retail sales area, with kitchen, WC facilities and further storage room to the rear. In general, the retail premises has tiled floor coverings, emulsion painted plaster walls and ceilings with integrated halogen / LED spot lighting within the ceilings.

The premises also benefit from a wall mounted electric A/C heating and cooling system within the main retail sales area. The water and electric utilities are connected to the premises.

The first-floor flat accommodation is split to provide a living room at the front of the building with the bedroom situated directly behind it. The kitchen and bathroom are located to the rear of the flat close to the entrance door.

The flat has painted plaster walls and ceilings throughout with pendant lighting and is currently not heated however, hot water is provided via electric water heaters. There are separate water and electricity supplies from the retail premises. The flat has a mix of single and double-glazed windows.

Tenancies

The retail unit is let to Hudson Rose for a period of 6 years expiring 3rd August 2028 at a rent of £15,000 per annum on an internal repairing and insuring basis. There is a tenant's break clause 4th August 2025. Copy of the lease is available on request from agent. The first floor one bedroom flat is currently vacant.

EPC

Ground Floor Retail has a rating of D-85.
First Floor Flat has a rating of E-50.





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Rates

The entry listed on the Valuation Office Agency website is:

Rateable Value: £14,500
Rate in the £ 2023/2024 0.499

The flat is listed in Band A for Council Tax purposes.

Planning

The property has been used for general retail which falls within Class E (formerly Class A1) A5 and C3 of the Uses Classes Order 1987.

Terms

The property is offered freehold, subject to the occupational tenancy in place.

Price

£325,000

VAT

The property is not elected for VAT.

Legal Cost

Each party to bear their own costs incurred in the transaction.





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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