



POTENTIAL FOR A VARIETY OF USES, STP



19 Regent Street, Cheltenham

Prestigious Georgian Grade II Listed building situated in the heart of Cheltenham Town Centre. Potential for a variety of uses, subject to planning.

Location

The property is situated within the centre of Cheltenham fronting the east side of Regent Street which runs parallel north to south with The Promenade and linked to Regent Street via Ormond Place, a short road, partly pedestrianised and a thoroughfare linking the Promenade to the Regent Arcade Shopping Centre. Within the immediate area occupiers include, Tivoli Cinema, Kibou, The Find, Loakes Shoes and Decathlon which form part of the Regent Arcade Shopping Centre.

Description

The property comprises a prestigious four storey Georgian, mid terraced Grade II Listed Building.

The ground, first and second floors are approached from a communal entrance hall and stairwell.

The accommodation on the upper floors comprise a range of offices with kitchen and WCs located at ground floor and first floor mezzanine levels within the small rear wing.

The lower ground floor is accessed from an external staircase behind iron railings off Regent Street.

The lower ground floor has previously been used as a nightclub and includes an open plan sales / bar area with WC facilities and there is an enclosed courtyard to the rear.

The property is presently linked to No. 20 at lower ground floor level.

EPC

The property has a Rating of C-56.

Rates

The Rateable Values currently appearing on the Valuation Office Agency website are:

Basement:	£14,500
Salon:	£19,250

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The property has been used as a salon and nightclub which fall within Classes E and Sui Generis of the Use Classes Order 1987.

It would suit a range of uses, subject to the necessary consent being obtained.

Terms

The property is offered freehold with vacant possession.

Price

£495,000.

VAT

The property is not elected for VAT.

Legal Costs

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





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Accommodation

(Approximate net internal areas)

		Size m2	Size ft2
Ground Floor	Front Room	21.32	229
	Rear Room	16.41	176
	Kitchen	3.22	34
First Floor	Front Room	28.41	305
	Rear Room	17.11	184
Second Floor	Front Left Room	6.48	69
	Front Right Room	20.80	223
	Rear Room	15.31	169
Lower Ground Floor		41.51	447
Total		168.87	1,818





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Request a viewing

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

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