





7 Bath Road, Cheltenham

Prominent retail unit situated on the Bath Road a short distance from its junction with the High Street.

Location

Cheltenham enjoys excellent road communications with the M5 motorway lying on the western fringes of the town and the main A40 road providing access to the West Country, Oxford and London to the east. In addition, a main line railway station within the town, forming a link to London Paddington with journeys taking just under 2 hours. The property is situated on the northern side of Bath Road, a short distance from its junction with the High Street and there is a public 'pay and display' surfaced car park at the junction of Bath Parade and Bath Road.

Description

The property comprises a retail/office unit on the ground floor of a mid-terrace building with ancillary accommodation including kitchen, WC and storage provided at basement level.

The unit benefits from a fully glazed timber framed front elevation and has been divided with full height glazing to provide the main retail/office area with 2 private offices/meeting rooms.

The accommodation has been finished to a good specification and includes emulsion painted plastered walls, suspended ceiling with inset Cat 2 lighting, carpet floor and comfort cooling. Telecom and electric points are distributed around the unit.

Accommodation

(Approximate net internal areas)

75.71 m² (815 ft²)

EPC

The property has a Rating of C-62.

Rates

The property will need to be reassessed for rating purposes. Prospective occupiers should make their own enquiries of the local authority to establish any transitional relief that may be available.

Planning

Within Class E of the Use Classes Order 1987. The property is not Listed but does lie within a Conservation Area.

Service Charge

The tenant to contribute to the upkeep and maintenance of the communal areas via a service charge. Further details available from agents.

Terms

Available by way of a sublease for a term to expire June 2027.

Rent

£16,170 per annum exclusive.

VAT

VAT is payable on the rent and service charge at present.

Legal Cost

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





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Request a viewing

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

Key contacts

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