



MIXED-USE INVESTMENT/DEVELOPMENT OPPORTUNITY





# 4-7 Bennington Street, Cheltenham

**Mixed use Retail and Residential investment situated next to The Brewery and a short distance from Boots Corner and The Promenade.**

## Location

The property is situated in Bennington Street, a short distance from its junction with the High Street and some 100 metres west from the junction with Clarence Street/North Street at Boots corner. Other occupiers within the immediate vicinity include Primark, Greggs Bakery, Nationwide Building Society, Cooperative Travel and Virgin Money. In addition, it lies adjacent to The Brewery, a leisure and retail destination offering a wide range of entertainment, dining, and shopping experiences.

## Description

The property comprises a terrace of 4 buildings of rendered brick construction under a combination of pitched tiled and flat fibreglass roofs.

Accommodation is provided over 3 upper floors and basement level and there is a single storey extension to the rear. The shops are interlinked, have fully glazed frontages and there are 2 entrances. The flat is self-contained and located on the upper floors of No's 4 to 6.

## Accommodation

<b>Retail</b>	(Approximate net internal area)	
Ground Floor	172.98 m <sup>2</sup>	(1,862 ft <sup>2</sup> )
Basement	155.79 m <sup>2</sup>	(1,677 ft <sup>2</sup> )
First Floor	26.62 m <sup>2</sup>	(297 ft <sup>2</sup> )
Second Floor	11.08 m <sup>2</sup>	(119 ft <sup>2</sup> )
<b>Sub Total</b>	<b>366.47 m<sup>2</sup></b>	<b>(3,945 ft<sup>2</sup>)</b>

<b>Flat</b>	(Appropriate gross internal area)	
First Floor	3 bedrooms, lounge bathroom, kitchen, and WC	
Second Floor	Bedroom	
<b>Sub Total</b>	<b>117.63 m<sup>2</sup></b>	<b>(1,266 ft<sup>2</sup>)</b>

**TOTAL 484.10 m<sup>2</sup> (5,211 ft<sup>2</sup>)**

## Rates

The Rateable Value listed on the Valuation Office Agency website for the commercial unit is £47,750. Prospective occupiers should make their own enquiries of the local authority to establish any transitional relief that may be available. The HMO falls within Band B for Council Tax purposes.

## Planning

Classes E and C3 of the Use Classes Order 1987. The property has potential for a variety of uses, subject to the necessary consents being obtained.

## Tenancy

The flat is occupied by way of an AST at a rent of £1,200 per month. The remainder of the property is vacant.

## Terms

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

## Price

Offers are invited in the region of £900,000.

## VAT

The property is not elected for VAT.

## EPC

The flat has a Rating of E-40, and an EPC is being prepared for the shops.

## Legal Costs

Each party to bear their own legal 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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