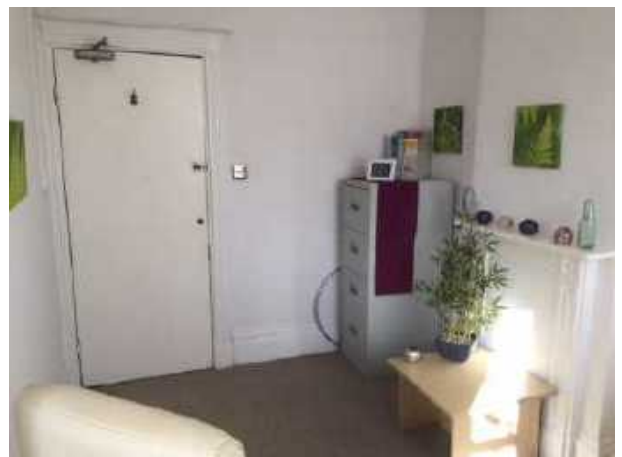




111 Promenade, Cheltenham

Location: The Promenade is an iconic tree lined thoroughfare in the heart of the town. There are surface car parks and on street parking surrounding the subject property and further access from both the north and south is provided by the park and ride facilities. Local buses are available from the Promenade and the railway station is some 15 minutes walk.

The immediate area provides a blend of retail, commercial, leisure and residential properties with both Imperial and Montpellier gardens adjacent which provides for a rich, vibrant atmosphere.



Description:

A second floor office suite within this Grade II listed terraced building comprising two adjoining rooms with shared kitchen and toilet facilities.

Accommodation Room 1

With windows overlooking the Promenade. Fitted carpets,. Period fireplace.

Accommodation Room 2

With window overlooking the Promenade. Connecting door to room 1

Terms:

The suite is available by way of a new lease on repairing and insuring terms for a negotiable number of years.

Quoting Rent:

£7,500 per annum, payable quarterly in advance.

Service Charge:

A service charge will be applied to cover the cost of maintaining the common areas and building insurance.

Services:

Mains electricity , water and drainage are connected to the property.

VAT:

VAT will not be applied to the rent or service charge.

Planning:

B1 Offices.

EPC:

The building, being listed is exempt for the need of an EPC.

Rating Information:

The Rating list describes the property as offices and premises with a rateable value of £2,850

Legal Costs:

The ingoing tenant will be required to contribute towards the landlord's legal costs.

Viewing:

Strictly by prior appointment with the sole letting agents.

Subject to Contract & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of 52Degrees North Ltd has authority to make or give any representation or warranty to the property.