



13 Royal Crescent, Cheltenham

Description:

A single room office of some 245 sq ft and located on the top (2nd) floor of this listed Regency terraced building. There are windows to the front elevation overlooking the car park and bus station. The room is heated by a radiator from a central gas fired boiler. Fluorescent lighting is installed. There are fitted carpets.

Terms:

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

Quoting Rent:

£4,900 per annum. (£408.33 per calendar month). Payable quarterly in advance.

The tenant will be required to provide a three month rental deposit at the commencement of the lease.

Service Charge:

The service charge includes the utility costs and is currently £1,041.25 per annum, payable quarterly. Telephony and business rates are not included.

Services:

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

VAT:

VAT will be applied to the rent and the service charge.

Planning:

The property has B1 (offices) use as per the Use Classes Order 1987.

EPC:

The building being listed, is exempt for the requirement to have an EPC.

Rating Information:

The 2017 Rating List describes the property as 'Offices and Premises' with a rateable value of £2,266.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewing:

Strictly by prior appointment with the sole letting agent.

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.