



12 Royal Crescent, Cheltenham

Location: Royal Crescent is located behind the Promenade and adjacent to the bus station. The railway station is 5 minutes by car. The town centre amenities are within easy walking distance.

Rent £3,600 per annum.



**Description:**

The Office is situated on the first floor of a grade II listed mid terraced building. There are shared kitchen and toilet facilities. There is a gas central heating system installed throughout the building.

Parking may be available by separate negotiation.

Accommodation:

First floor mezzanine office of 180 sq ft. Fitted carpets. Window to rear.

Terms:

A new lease is available on internal repairing and insuring terms for a negotiable number of years.

Service Charge

The service charge will be charged (currently £765.00 per annum

Services:

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

VAT:

VAT is applicable on all costs and charges.

EPC:

As the building is listed, it is exempt from the requirement for an EPC.

Rating Information:

The 2017 Rating List described the property as Offices with a rateable value of £1,575

Legal Costs:

Each party to bear 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.