



113 Promenade, Cheltenham

Location: The property is located in the Promenade, an iconic tree lined street in the heart of the town. Access is available via car with local surface car parks to hand, park and ride from both north and south of the town centre. Local buses are close to hand and the railway station is some 15 minutes walk.

Description. The office suite is located within a period terraced building and occupies the first floor. There are two interconnecting offices plus a kitchen and W.C. Heating is by electric panel heaters. Fitted carpets.

Accommodation:

Main office room with views and balcony overlooking the Promenade 32.37 sq m (348 sq ft) Fitted carpets. LED downlighting. Electric panel heater.

Rear interconnecting office with window to rear. LED downlighting. Fitted carpet.

Separate W.C.

Kitchen with sink and worktops. Window to rear.

Understairs store cupboard.

Quoting Rent:

£14,000 per annum exclusive.

Service Charge:

TBC.

Services:

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

VAT:

VAT is applicable to all rents and charges.

Terms:

A new lease to be granted on internal and insuring terms for a negotiable term of years.

Legal Costs:

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

EPC:

The building is listed and therefore exempt for the need of an EPC.

Rating Information:

The 2017 Rating List describes the property as Offices and premises with a rateable value of £8,400.

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.