



12 Royal Crescent, Cheltenham

Location: Royal Crescent is located behind the Promenade and is within easy walking distance of the town centre amenities. The railway station is 5 minutes by car and buses are available in the High Street and the Promenade. An ideal location for those seeking a prime location within the town centre.

Rent £17,120 per annum

Description:

A ground floor suite comprising three offices plus a mezzanine level office together with two storage cupboards and 2 parking spaces in this period listed building. There are shared toilet and kitchen facilities and gas central heating is installed throughout.

Accommodation:

Room 1- 314 sq ft with sash windows to the front. Fitted carpets, network cabling, Period fireplace, Radiator. Corniced ceiling. Archway to:-

Room 2 - 186 sq ft sash window to rear, Fitted carpets. Radiator. Network cabling. Period fireplace

Room 3- 173 sq ft sash window to side. Fitted carpets. Radiator. Cupboard housing IT cabinet.

Room 4- First floor mezzanine. 183 sq ft Sash window. Fitted carpets. Period fireplace. Radiator

Terms:

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

Quoting Rent:

£17,120 per annum

Service Charge:

A service charge will be levied to cover the maintenance of the common areas. Currently £3,600 per annum.

Services:

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

VAT:

VAT will be applied to the rent and service charges.

Planning:

B1 (Offices) as per the Use Classes Order 1987.

EPC:

The building is listed and is therefore exempt.

Rating Information:

The 2017 Rating list describes the property as Offices and Premises with a rateable value of £8,036

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.