

19 RODNEY ROAD

CHELTENHAM, GLOUCESTERSHIRE, GL50 1HX

 Charles Lear



19 RODNEY ROAD

Listed Grade II, this charming period townhouse measuring nearly 2,500sq.ft. is presently used as commercial premises with residential potential. The property has accommodation arranged over three floors with a small courtyard garden and off road parking for a number of vehicles.

DESCRIPTION

Understood to date from the late Georgian/early Regency era, 19 Rodney Road is an attractive Grade II Listed building forming part of a classic terrace of similar properties. The internal accommodation is laid out over three floors and enjoys the proportions typical of this particular era. The property also retains many period features and is presented in good order throughout. Presently utilised as commercial premises, the ground floor has three rooms, whilst on the first floor there are four further rooms. The lower ground floor area benefits from two additional rooms, one of which provides access to a kitchenette, cloakroom, shower room and store room as well as a small courtyard. To the front of the building there is off road parking for 4/6 vehicles.

RATEABLE VALUES

Ground Floor Front - £1,300pa.
Ground Floor Rear - £5,800pa.
First Floor Front - £4,300pa.
First Floor Rear – 2,800pa.
First Floor Rear Mezzanine - £980pa.
Basement - £4,200pa.

TENURE

Freehold with vacant possession.





SITUATION

Located within close proximity to the High Street, forming part of one of the classic early Regency terraces for which Cheltenham is famous for, and within an area predominantly comprising of commercial properties. The High Street and nearby Promenade offer a wide selection of shops including several major stores complimented by a number of more bespoke individual outlets, along with several banks, cafes and restaurants. Cheltenham is ideally positioned for access to Gloucester, and J11 of the M5 for the motorway network, whilst Cheltenham Spa railway station is within 2 miles.

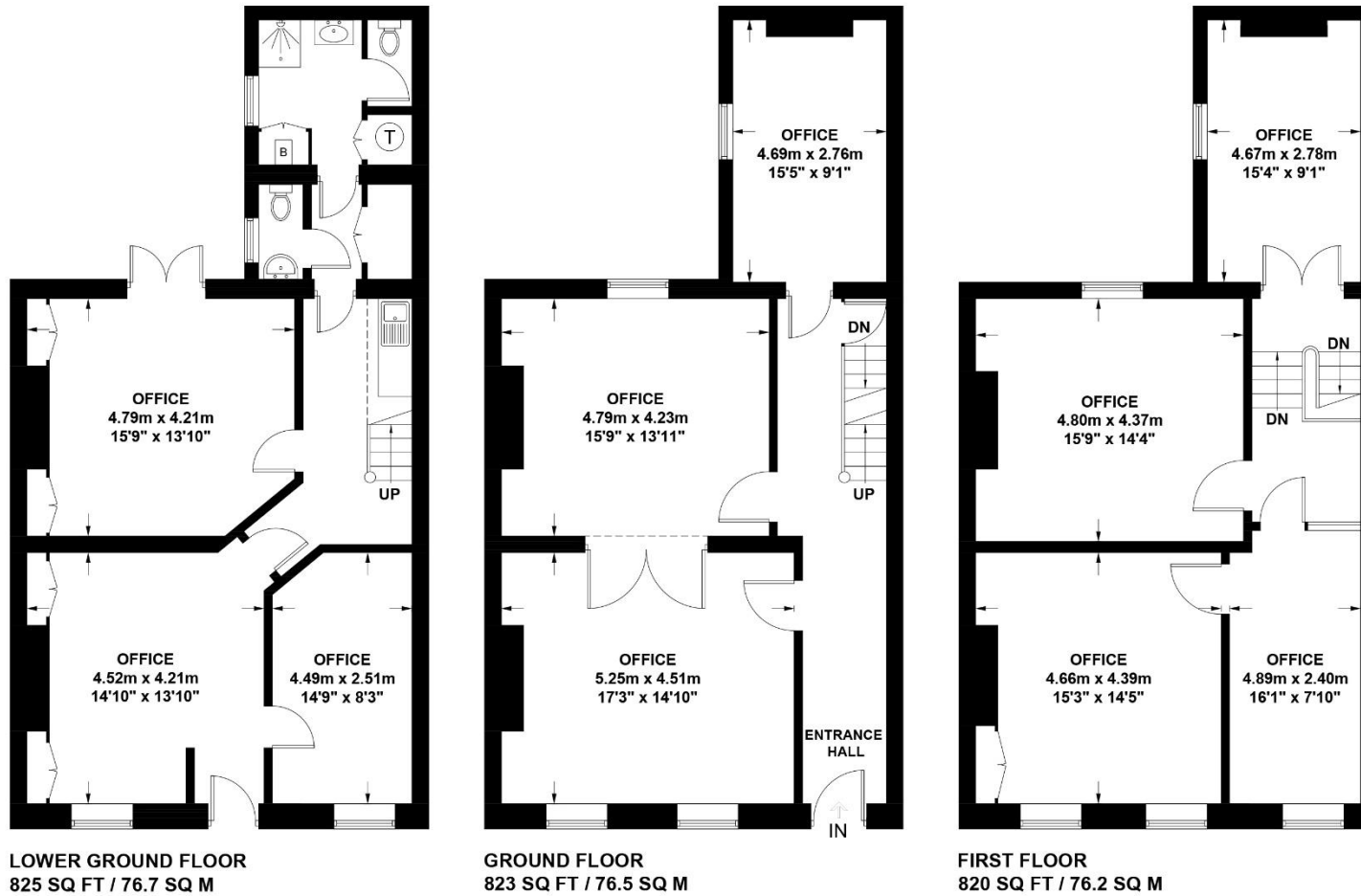
GENERAL INFORMATION

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

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area = 229.4 sq m / 2468 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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