



TO LET/FOR SALE

**CHELTENHAM – UNIT 9 SHAFTSBURY INDUSTRIAL ESTATE,
KINGS DITCH T, GL51 9NH.**



- Industrial/warehouse unit extending to circa 140.41 sq m (1,511 sq ft).
- Ground floor available by way of a new lease for a term to be agreed.
- Consideration will also be given to the sale of the entire building.
- Total area - 3,022 sq ft (280.82 sq m).

AGENCY | PROFESSIONAL | PROPERTY MANAGEMENT



LOCATION

The property is situated fronting the eastern side of The Runnings within the Shaftesbury Industrial Estate approximately 50 metres north from its junction with Runnings Road, which itself links to Wymans Lane 150 metres to the south east at the roundabout junction with Kingsditch Lane and Swindon Road. The roundabout junction between A4019 Tewkesbury Road, Kingsditch Lane and A4013 Princess Elizabeth Way is ½ a mile to the south.

DESCRIPTION

The property comprises a two storey, semi-detached industrial unit of steel portal frame construction and profiled steel clad elevations, concrete floor and insulated corrugated mineral cement roof covering. There are uPVC double glazed windows and a steel section loading door.

The property is currently used as industrial storage at ground floor level and a boxing gym at first floor level which is separately accessed by a pedestrian stair leading from the side elevation. The accommodation has painted floors, emulsion painted walls suspended fluorescent lighting. There is wall mounted single and three phase electricity.

The property has an external tarmacadam surfaced loading yard to the front and tarmacadam surfaced car park accommodating five or six cars.

ACCOMMODATION

(Approximate gross internal areas)

Ground Floor	1,511 sq ft	140.41 sq m
First Floor	1,511 sq ft	140.41 sq m
Total	3,022 sq ft	280.82 sq m

RENT

£12,000 per annum.

PRICE

£285,000.

TERMS

The ground floor is offered by way of a new lease for a term to be agreed or alternatively consideration will be given to a sale of the entire building.

RATES

A search on the Valuation Office Agency website has revealed the following entry:

Rateable Value: Ground Floor £6,600
Rate in £ 2020/2021: 0.499.

Prospective occupiers are advised to check with the Local Authority to establish any transitional relief that may be applicable.

PLANNING

The ground floor has been used for Classes B1 and B8 of the Use Classes Order 1987.

VAT

VAT is not applicable.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

FURTHER INFORMATION

Simon McKeag sjm@ashproperty.co.uk

Or

Harry Pontifex hjp@ashproperty.co.uk

01242 237274 or 01452 300433

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.