



1a Regent Street
Cheltenham
GL50 1HE

- Café premises with external table licence & accommodation above
- Situated in a popular pedestrianised location less than 40 metres from Cheltenham's High Street

For Sale

Ground floor
46.78 sq m
(504 sq ft)
plus external
store & first floor
accommodation.

**Due to
Business
Relocation**



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W. www.kbw.co.uk





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Location

With a population of around 120,000, Cheltenham is an important regional centre within the heart of the Cotswolds. The town serves an extensive catchment area and is renowned for its range and quality of shopping and its various festivals attract many visitors throughout the year.

The property occupies a central location on Regent Street, close to the town's Promenade shopping

parade, High Street and Regent Street entrance to the Regent Arcade Shopping Centre.

The location is popular with retailers, restaurants and cafes, with the subject property less than 40 metres from the High Street in a pedestrianised part of the street. Nearby occupiers on Regent Street include the Everyman Theatre, Bills Restaurant, House of Fraser at Cavendish House, Bar Padron, Cheeseworks, Whittle Taps as well as many other independent and chain occupiers.



Description

The property comprises a two storey period building in the central Conservation Area. Currently trading as a café premises, the property has a timber framed and glazed shop front with single door, leading into an open plan seating and serving area. There is a washing up area and single WC to the rear of the ground floor, as well as an external store located within the rear yard area.

A planning application has been granted (now expired) for the extension

of the ground floor retail accommodation as well as an extension to the first floor living accommodation under reference number: 19/00986/FUL.

The first floor living accommodation comprises two bedrooms, kitchen and a shower room and is self-contained with its own access from Regent Street.

Price

£575,000 for the freehold interest with vacant possession.

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Accommodation

The existing approximate net internal area (NIA) is as follows:

Ground Floor Café:	46.78 sq m (504 sq ft)
External Store:	18.72 sq m (201 sq ft)
Total:	65.5 sq m (705 sq ft)

Self-contained first floor living accommodation comprising two bedrooms, kitchen and shower room.

Use

The property is currently trading as a café premises, falling within the new Class E use class, with flat above.

Legal Costs

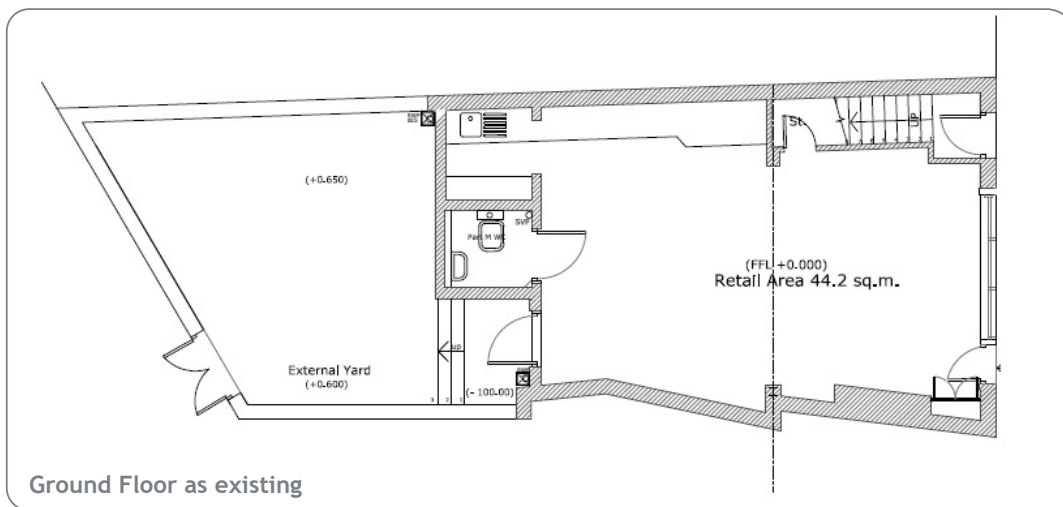
Each party to bear its own legal costs incurred in the transaction.

Rates

Ground Floor Current Rateable Value: £27,500.
Draft (2023) Rateable Value: £33,500.

First Floor Current Rateable Value: £3,600.
Draft (2023) Rateable Value: £2,550.

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.



EPC

The property has an energy rating C (60).

A copy of the Energy

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Performance Certificate can be made available upon request.



Cheltenham



VAT

VAT may be payable on the price or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending purchasers must satisfy themselves as to the VAT position by taking appropriate professional advice.

Viewings

By prior appointment with the sole agent KBW.

Ref: 321013



50 metres

Experian Goad Plan Created: 05/10/2021
Created By: KBW Property



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