

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**13 GROSVENOR ST
CHELTENHAM
GL52 2SQ**

48.41 sq m (521 sq ft)

FOR SALE



GROUND AND LOWER GROUND FLOOR

A5 TAKE-AWAY USAGE

LET AT £10,000 PA

GUIDE PRICE £110,000



12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989

LOCATION

The property can be located towards the Southern side of Grosvenor Street close to the main arterial ring road.

DESCRIPTION

The premises comprise of a ground and lower ground floor which is currently used for A5 Take-away usage. Cooking takes place on the Ground Floor with there being two lower Ground Floor storage rooms and w/c.

ACCOMMODATION

Ground Floor

Entrance Hall 2.78m x 1.85m = 5.14 Sq m

Waiting Room 3.00m x 2.7m = 8.61Sq m

Kitchen 4.5m x 6.24m = 14.58 Sq m

Within this area is a gas cooker, extraction unit and fridge freezers

Lower Ground Floor

Store Room 2.91m x 4.49m = 13.06 Sq m

Store Room 2.32m x 3.03m = 7.02 Sq m

Lavatories

SERVICES

It is understood that there is mains electricity, water, gas and drainage available to this property.

Rateable Value £4950 (2025) Rates Payable with Relief £0

TENANCY – The property was let in September 2023 for a term of 6 years at a rent of £10k pa with a rent a review due in September 2026.

FREEHOLD

The premises are available for sale off a Guide price of **£110k**



Please Note:

MISREPRESENTATION ACT: These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

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VALUE ADDED TAX: V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.

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