

FOR SALE

TWO CAFÉ INVESTMENTS AVAILABLE AS A SINGLE LOT



CHELTENHAM

Cheltenham is UK's most complete Regency town and has established itself as a national centre for cyber and security.

The Government Communications Headquarters (GCHQ) is located on the western side of town employing over 7,000 people with a new cyber park now underway to boost Cheltenham's claim as "National Centre for Cyber Security".

Other significant employers include UCAS, ONTIC and GE Aviation whilst Superdry and Spirax Sarco both have their headquarters in the town.

Known as the "The Home of National Hunt Racing", Cheltenham features the Gold Cup meeting in March each year and hosts the internal Literature Festival (October), Jazz (April/May) and Music Festivals (June) each year. The Cheltenham Ladies College, Pates Grammar School, Cheltenham College and Dean Close School offer excellent schooling.

- **Total Income £53,000 per annum**
- **Two Leases - One Licence to Occupy**
- **Attractive Buildings**
- **Popular Town Centre Locations**

**JOHN RYDE
COMMERCIAL**

www.johnryde.co.uk

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MEADOW CAFÉ, COX'S MEADOW, OLD BATH ROAD, CHELTENHAM, GL53 7FF

LOCATION

Meadow Café is located on the A40 Old Bath Road at its junction with Sandford Road and adjacent to the well known Cox's Meadow in Cheltenham.

Cheltenham College and Cheltenham General Hospital are nearby and a layby is located outside the premises providing convenient customer parking (not part of the property) for the café.

DESCRIPTION

The building is constructed of cavity brickwork walls on a concrete floor under a mineral felt covered flat roof, which was renovated in 2014 to provide a single storey modern café, with part painted/part timber clad elevations.

The fully glazed frontage leads to a covered external seating area and further external seating is provided on Cox's Meadow by way of a Licence from the local authority.

ACCOMMODATION

(Approximate measurements and Gross Internal Areas)

10.45 w x 4.56 d = 47.72 sq m (514 sq ft)

Incorporating open kitchen café, WC facility and two external serving hatches.

OCCUPATIONAL LEASE

The property is subject to an occupational Lease, on full repairing and insuring terms, for a term expiring 31st March 2040.

The rent passing is £15,000 per annum exclusive and there are upward only rent reviews at the fifth and tenth anniversaries of the term, likewise tenant only break options.

The Landlord holds a rent deposit equal to three months rent and the Lease is within the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II.

LONG-LEASEHOLD TITLE

The Lease is for 125 years from 19th May 2014 and the rent payable throughout the term is one peppercorn. The Freeholder is Cheltenham Borough Council.

BUSINESS RATES

The premises are assessed at a Rateable Value of £7,300. Source: Valuation Office Agency website. See notes on last page.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building is assessed at an energy efficiency rating of C68. A copy of the certificate will be available on request.





TRES CAFÉ, 24 RODNEY ROAD, CHELTENHAM, GL50 1JJ

LOCATION

Rodney Road is just to the South of the High Street and acts as a link between the High Street and the Inner Ring Road. 24 Rodney Road is situated on the Eastern side of Rodney Road, with predominantly mixed commercial uses but there are residential properties to the South.

DESCRIPTION

24 Rodney Road comprises a detached late Victorian building constructed over two floors and currently provides café premises on the ground floor with a studio occupying the open plan first floor room.

The building has recently been the subject of an extension to the rear, which provides kitchen area on the ground floor and ancillary offices on the first floor.

The building is constructed of brick/masonry with rendered and painted elevations and although it is not Listed, it does retain many period features, with the stone staircase, corning, fireplaces and large sash windows of particular note.

ACCOMMODATION

(Approximate measurements and Net Internal Areas)

Ground Floor

Open plan front area:	555 sq ft	51.57 sq m
Store:	19 sq ft	1.79 sq m
Kitchen:	256 sq ft	23.79 sq m

First Floor

Open plan front room:	531 sq ft	49.31 sq m
Ceiling height 3.98 m		
Office:	210 sq ft	19.49 sq m
Net Internal Area:	1,571 sq ft	145.95 sq m

OCCUPATIONAL LEASE

The ground floor demise is subject to an occupational Lease, on full repairing and insuring terms by way of a service charge provision, for a term expiring 31st October 2034. The rent passing is £20,000 per annum exclusive and there are upward only rent reviews in November 2027, 2030 and 2033.

The Directors of the Tenant company have provided personal Guarantees and Tenant only break options are dated 1st November 2027 and 1st November 2029.

The Lease is excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

LICENCE TO OCCUPY

The first floor demise is subject to a Licence to Occupy dated 1st November 2024. The rent passing is £18,000 per annum exclusive and either party can terminate the Licence on providing three months prior written notice.

FREEHOLD TITLE

The property is held Freehold.

BUSINESS RATES

The premises are assessed at a Rateable Value of £15,500. Source: Valuation Office Agency website. See notes on last page.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building is assessed at an energy efficiency rating of C52. A copy of the certificate will be available on request.





TRES CAFÉ

MEADOW CAFE



METHOD OF SALE

The properties are offered for sale as a single lot and the sale will be subject to the existing occupational Leases and Licence to Occupy.

Offers are invited based on £685,000. The properties are not elected for VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

VIEWING

For further information or to arrange a viewing please contact the sole agent:

John Ryde Commercial
14 Royal Crescent
Cheltenham
GL50 3DA

Tel: 01242 576276

Email: enquiries@johnryde.co.uk

June 2025

IMPORTANT NOTICES

Services, Fixtures, Equipment, Buildings & Land – None of these have been tested by John Ryde Commercial. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

BUSINESS RATES - Standard Uniform Business Rate Multiplier 2025/2026 55.5 pence in the pound. Small Business Multiplier 49.9 pence in the pound (applicable to Rateable Values under £15,000). Total exemption for qualifying parties for properties with Rateable Values under £12,000. For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%. Information obtained from www.gov.uk and Rateable Values from www.voa.gov.uk. To be verified by the new occupier. Transitional arrangements, eligibility for the Small Business Rate Relief scheme, or appeals against Rateable Value may affect the bill payable. For further information search 'business rates' at www.gov.uk.

MISREPRESENTATION ACT - These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither our client nor John Ryde Commercial shall be responsible for statements or representations made. Our client does not make or give and neither John Ryde Commercial nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.