

# BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

## 6 BATH MEWS CHELTENHAM GL53 7HL



**Small Two Storey Office**  
**71.65 Sq M (771 Sq ft)**  
**Town Centre Location**  
**Parking for 2**  
**New Lease**  
**Available Feb 2026**



12 Rodney Road, Cheltenham GL50 1JJ  
Tel: 01242 512299 Fax: 01242 518989

**LOCATION** The premises can be located just off Bath Parade which is just off Bath Road in Cheltenham Town Centre.

**DESCRIPTION** The premises consist of a two-storey small open plan office. To the rear of the ground floor there is a small lavatory. The offices are light and bright. The property benefits from two car parking spaces

**ACCOMMODATION**

Ground Floor Office	4.99m x 6.26m = 31.3 Sq M
Rear W/C	
First Floor Office	5.2m x 7.76m = 40.35 Sq M
<b>Total Area</b>	<b>71.65 Sq M (771 Sq Ft)</b>

**SERVICES:** Mains electricity, water, gas and drainage are connected to the premises.

**LEASE** The property is available by way of a new IRI lease for a term to be agreed. The property is available from the Feb 2026 onwards.

**RENT - £11,250PA + VAT + Insurance**                      **EPC – To be Commissioned.**

**RATEABLE VALUE (2026) £11,000** Small Bus Relief should apply.

**Ground Floor**



**First Floor**



**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.

**SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND:** None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

**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.