



3 Rotunda Terrace, Montpellier Street, Cheltenham, GL50 1SW

- Ground floor unit suitable for a range of uses, including retail and cafe
- Opportunity for external seating (subject to separate licence)
- Located within the prestigious Montpellier District of Cheltenham

Retail /
cafe
To Let

116.31 sq m
(1,252 sq ft)



T. 01242 244744

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W. www.kbw.co.uk





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Location

Montpellier is a district of Cheltenham situated at the top of Promenade on the south side of the town centre. Originally developed in the 1830's, it is now known for its bars, cafes, restaurants and a range of specialist shops.

The subject premises is situated with frontage onto Montpellier Street, forming part of Rotunda Terrace. Other nearby occupiers include Sanctuary & Sage, Blushes Hair Salon, All Bar One and The Ivy.

[What3words ///gentle.ballots.icon](#)

Description

The property comprises the ground floor and basement shop, forming part of a three storey Grade II* listed period building with a basement.

The premises provide a ground floor sales / dining area and customer WC, plus kitchen and rear storage area. The basement level provides a further sales area currently used as back of house ancillary accommodation.



Terms

Available on a new (effectively) full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

Rent

£24,000 per annum exclusive.

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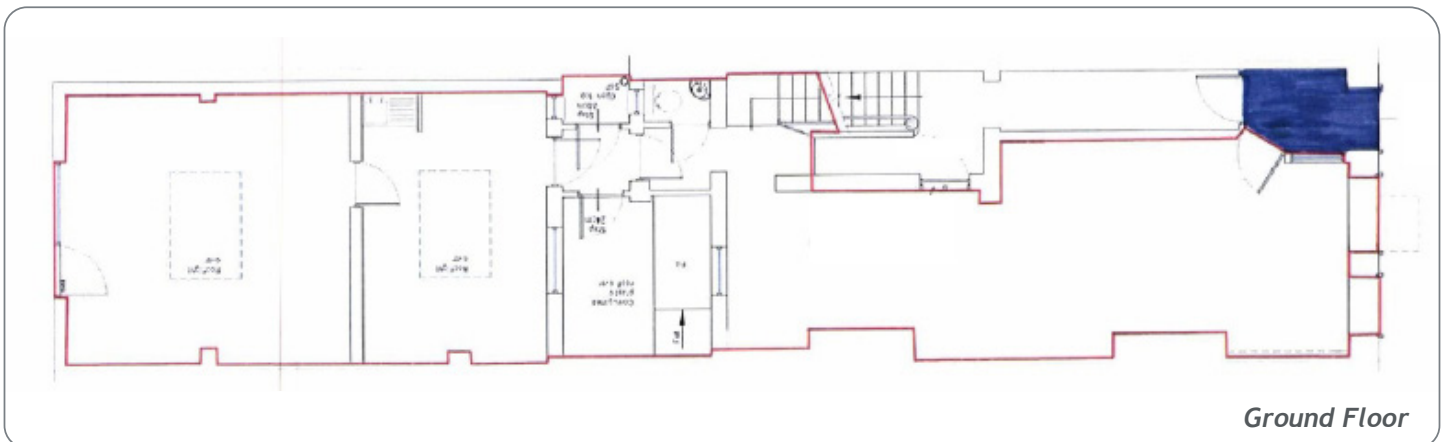
Rates

Current Rateable Value:
£26,750

Rateable Value from April
2026: £25,250.

Please note that this is not the amount payable, a proportion of this amount is liable to be paid.

The above information was obtained from the Valuation Office website. For more information, interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable & any relief available.



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Legal Costs

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

VAT

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



Accommodation

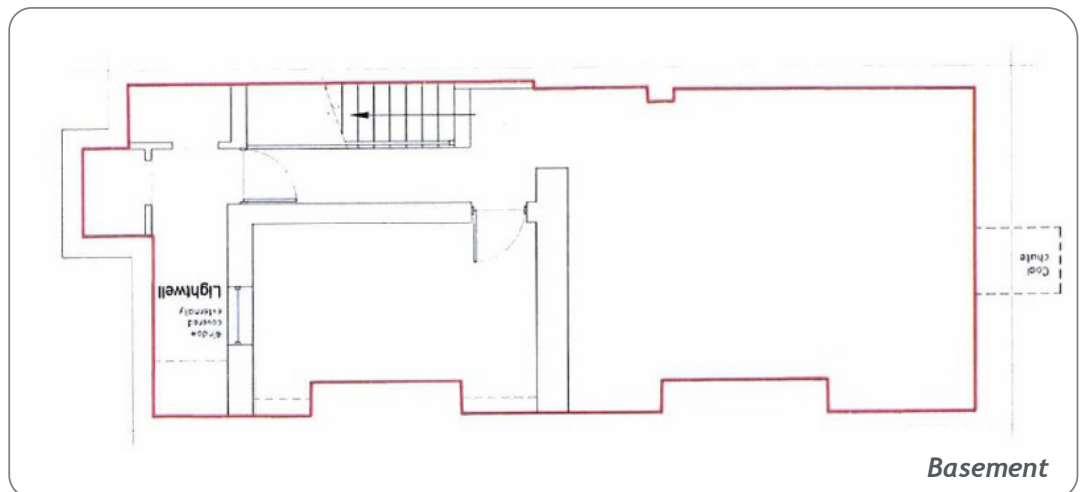
The approximate net internal floor areas are as follows:

Ground Floor Sales:	37.35 sq m (380 sq ft)
Ground Floor Kitchen:	16.06 sq m (173 sq ft)
Ground Floor Store:	25.5 sq m (275 sq ft)
Basement:	39.36 sq m (424 sq ft)

Total: 116.31 sq m (1,252 sq ft)

Plus a covered courtyard of 5.19 sq m (56 sq ft) at ground floor level.

There is scope for outside seating subject to a separate licence from Cheltenham Borough Council.



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