



Prinbox Works, Tivoli, Cheltenham, GL50 2UX
From 583 sq ft (54.0 sq m)

Subject to contract

- Six month licence(s) available
- Popular location
- Class E use suitable for retail, offices, leisure, café etc
- Allocated parking (unit dependent).

Location

Cheltenham is a renowned and vibrant spa town on the edge of the Cotswolds, known for its culture and education. The Regency town boasts an array of parks, gardens and open spaces combined with year round events including Cheltenham Races and the Jazz, Music, Science and Literature festivals.

Tivoli is a popular suburb on the fringe of central Cheltenham with an attractive collection of housing within a short walk of the town's many leisure and retail amenities.

Prinbox Works occupies a prominent corner position at the junction of Tivoli Walk and Lypiatt Street.

Description

Prinbox Works comprises a collection of former box factory buildings that were converted into offices in the 1990s. The property falls under Class E use, therefore suitable for occupiers seeking retail, office, clinic, leisure and other uses.

All units are available for immediate occupation. The units benefit from their own private kitchen and access to communal WCs. There are no on street parking restrictions and some units have allocated parking on site, please contact the office for more details.

Rates

Rateable Value: (Source gov.uk)

3 - £9,300

5 - £6,100

Rates payable are a proportion of the rateable value, please contact Cheltenham Borough Council for more information.

Accommodation

We calculate the following approximate net internal floor areas:

3 Tivoli Walk	583 sq ft (54 sq m)
5 Tivoli Walk	912 sq ft (85 sq m)

Terms

The units are offered on a six-month licence agreement.

Quoting Rents (Figure for 6-month term)

3 Tivoli Walk	£4,200
5 Tivoli Walk	£6,000

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

EPC

Due to the proposed licence length an EPC is not required.

Value Added Tax

We are advised that VAT is not payable on the rental.

Viewings

By prior appointment with the sole agents.



Unit 3 interior.