



**16, Royal Crescent, Cheltenham, GL50 3DA**

Approx. 227 sq ft (21.1 sq m)

**Subject to contract**

- Use falls within Class E (Clinic, Office etc)
- Last suites remaining
- Short Term Licenses Available
- Central location
- Extensively Refurbished.

## Location

The Property is located within Cheltenham Town Centre in an attractive period building. Situated on the prestigious Royal Crescent, the Property is within the town's commercial area surrounded by a variety of office/clinic occupiers.

## Description

The Property comprises four floors of extensively refurbished office accommodation which is divided into individual office suites with the final units available on the second floor of the building. The refurbished period accommodation benefits from good ceiling heights and natural light, communal kitchen and WC facilities. The majority of accommodation will be used as offices; however, consideration would be given to clinic or studio use.

## Accommodation

We calculate the following approximate net internal floor areas:

|                         |                       |
|-------------------------|-----------------------|
| Office 5 (Ground Floor) | LET                   |
| Office 3 (Ground Floor) | LET                   |
| Office 4 (Ground Floor) | LET                   |
| Office 6 (First Floor)  | LET                   |
| Office 7 (Second Floor) | LET                   |
| Office 8 (Second Floor) | 227 sq ft (21.1 sq m) |
| Office 9 (Second Floor) | LET                   |

## Rates

Rateable Value: £5,800. (Source gov.uk website)

Rates payable are a proportion of the rateable value. Please enquire to Cheltenham Borough Council for more details.

## Terms

Office suites available on shorter licenses or longer-term lease basis, terms from 6 months considered. Rents are based on £40 per sq ft, per annum, exclusive of VAT. Quoting rent includes service charge, heating, lighting, small power and broadband.

## Legal Costs

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

## Value Added Tax

We understand that vat will be payable on the rental.

## EPC

The property has been assessed in band D (90). Further details on application.

## Viewing

By prior appointment with the sole agents.



Office 8 Internal.