

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

UNIT 1 - 4 LOWER MILL STREET

CHELTENHAM GL51 8JN

FOR SALE - GYM USE CLASS E



PROMINENT GYM / NEXT TO TESCO

CENTRAL LOCATION

LET UNTIL MARCH 2026

2009 Sq. Ft (186.73 Sq. M)

GUIDE PRICE £280K + VAT



12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989

LOCATION

The premises are located to the rear of the roundhouse, currently occupied by JJB Sports, close to Waitrose off Gloucester Road, Cheltenham. Access to the properties is via Arle Avenue to the side of the Roundhouse.

DESCRIPTION

The well presented Semi detached industrial unit with full first floor. The property is constructed of a steel portal frame with part brick and part steel clad elevations incorporating electric roller shutter door, double glazed windows and ground and first floor toilets along with a first floor Kitchenette. The property was built in 2001. It has an EPC of 54C.

ACCOMMODATION (Gross Area)

Ground Floor Eaves Height 3.5m

Ground Floor 9.43m x 9.63m = 90.8 Sq. M 977 Sq. Ft

Single W/C

First Floor 9.71 m x 9.88 m = 95.93 Sq. M 1032 Sq. Ft

Single W/C + Kitchenette

Total Area **186.73 Sq M 2009 Sq. Ft**

SERVICES Mains 3 Phase electricity, Water, Gas, telephone and drainage are available.

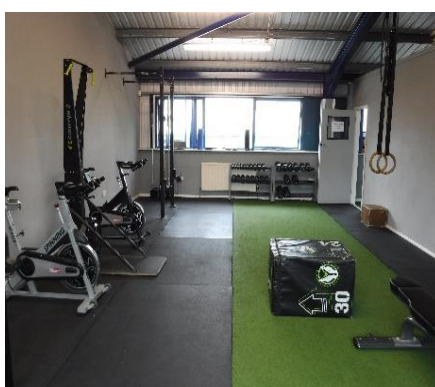
RATEABLE VALUE - 2025 - £14,750

LEASE The property is currently let at a rent of £16,000pa + VAT. The lease expires in Mid-March 2026 with no rights of renewal.

FREEHOLD – The property is available freehold off a Guide Price of £280k + VAT

VAT- will be charged on the sale price.

EPC 54C (Ex 11/26)



Historic Photos

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.

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