

# BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**122 BATH ROAD  
CHELTENHAM GL53 7JX**

**REGENCY OFFICE BUILDING  
TO LET**

**FIRST FLOOR OFFICE  
55.8 SQ M (600 SQ FT)**



- **FIRST FLOOR OFFICE SUITE**
  - **WELL PRESENTED**
- **AVAILABLE IMMEDIATELY**
- **2 CAR PARKING SPACES**



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

## LOCATION

The property is located within Cheltenham's Commercial centre, close to Eagle Star tower. The premises are set back off the Bath Rd and located within a prestigious Regency terrace built around 1830.

## DESCRIPTION

The accommodation consists of first floor office suite within a Regency mid terrace Grade Two Listed building, situated within the central Conservation area of Cheltenham. The property provides attractive office accommodation with access from both the front and rear of the premises. Parking is provided for two cars. The offices also benefit from self contained kitchen and lavatory facilities.

## ACCOMMODATION (Areas and measurements approximate only)

### First Floor

Front Office 4.9m x 6.2m = 30.4 sq m (327 sq ft)

Rear Office 5.3m x 4.8m = 25.4 sq m (273 sq ft)

**TOTAL AREA 55.8 sq m (600 sq ft)**

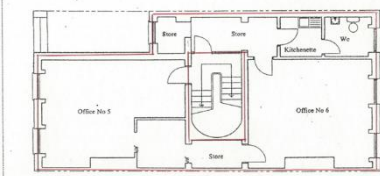
**SERVICES** Mains electricity, water and drainage are available.

**TERMS** The premises are available to let by way of a new internal repairing and Insuring lease.

**RENTAL** - The premises are available to rent at **£9000 per annum**.

**RATES – RV (2026) - £10,250 (With Relief Zero to pay)**

**SERVICE CHARGE** £1,500 per annum service charge for the payment of communal lighting, heating and a contribution towards external maintenance.



### 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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