

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**5 REGENT STREET
CHELTENHAM
GL50 1HE**

TO LET

**TOWN CENTRE PERIOD OFFICE BUILDING
SECOND FLOOR – 37.09 sq m (399.24 sq ft)**



**NEW LEASE AVAILABLE
GAS CENTRAL HEATING
COMPETITIVE RENT
FORMALLY D1 USE (Now E)**



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

LOCATION The property is located in Regent Street, Cheltenham a short distance from Cheltenham High Street and close to the Whittle Taps public house and Cavendish House. The premises can be found above Cheese Works the quality cheese shop. The premises are located on the second floor of a traditional Regency Grade II listed terrace in Cheltenham Town Centre. The premises are presented well with there being lavatory and shower facilities on the first floor mezzanine floor for sole use of the second floor. The Second floor has its own gas central heating.

ACCOMMODATION (Approximate dimensions and net internal areas of the property are as follows):

SECOND FLOOR

Front Office	2.69m x 3.04m = 8.17 sq m
Front Office	3.59m (max) x 4.27m =14.52 sq m
Rear Office	3.26m x 4.42m = 14.40 sq m
Kitchen Area	2.2m x 2.91m = 6.46 sq m

TOTAL AREA **37.09 SQ M (399 SQ FT)**

LEASE These premises are offered to let on a new IRI lease, for a term to be agreed subject to rent reviews at the end of the third year of the term.

RENT The Second-Floor is available to rent for **£7000 pa** (VAT is not payable on the rent)

RATES RV 2026 £5300 Small business relief should apply

SERVICE CHARGE The service charge has been estimated at £500pa.

USE- The property benefits from D1 (Consultancy Room Use) Now Use Class E



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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