

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**6 IMPERIAL SQUARE
CHELTENHAM GL50 1QB**

FOR SALE



**Former Home of Alfred Lord Tennyson
Regency Grade Two Listed
4 Storeys / Parking for 5 Cars
Part Office / Part House
In Need of Modernisation
336.45 Sq M (3621 Sq Ft)
Guide Price £950K**



12 Rodney Road, Cheltenham GL50 1JJ
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LOCATION The premises are located in Cheltenham Town Centre in Imperial Square. The property is positioned opposite Cheltenham Town Hall. This is the former home of Alfred Lord Tennyson (1808-1879). His sister Mary Ker owned the property.

DESCRIPTION The property is a mid-terraced four storey Grade Two Listed Regency building. The property is constructed of brick and then rendered. The property has Sash windows throughout. The property has a pitched tiled roof. The property is currently used as offices on the Ground and Lower Ground floor whilst the first and second floor have C3 residential use. Parking for 5.

ACCOMMODATION

Ground Floor

Front Office 6.08m x 5.03m = 30.58 Sq M
Middle Office 4.62m x 5.04m = 23.28 Sq M
Rear Kitchenette + w/c 4.02m x 3.87m = 15.55 Sq M

Lower Ground Floor

Front Office 5.02m x 7.72m = 38.75 Sq M
Middle Office 4.60m x 5.38m = 24.74 Sq M
Rear Office 4.24m x 7.88m = 33.41 Sq M

First Floor

Rear Mezzanine Store 4.02m x 3.76m = 15.11 Sq M
Bedroom 4.60m x 5.38m = 24.74 Sq M
Drawing Room 5.38m x 7.98m = 42.93 Sq M

Second Floor

Mezzanine Kitchen / Bathroom 4.41m x 3.96m = 17.46 Sq M
Bedroom 4.30m x 5.17m = 22.23 Sq M
Bedroom 5.12m x 3.55m = 18.17 Sq M
Gallery 1.20m x 3.5m = 4.2 Sq M
Bedroom 4.72m x 5.34m = 25.20 Sq M

Total Accommodation 336.45 Sq M (3621.7 Sq Ft)

SERVICES: Mains electricity, Gas, water and drainage are connected to the premises.

FREEHOLD The property is available off a Guide Price of **£950k**

RATEABLE VALUE 2026 GF/LGF £25,000 Council Tax Band C

USE – Use Class E (Office) GF / LGF - 1st / 2nd Floor C3



Please Note:

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