

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

41 RODNEY ROAD
CHELTENHAM GL501HX

**TWO FIRST FLOOR OFFICES
TO LET (ON AN ALL-INCLUSIVE RENT)**



- ROOM ONE £400pcm
- ROOM TWO £500pcm
- WELL PRESENTED OFFICE BUILDING
 - RECENTLY REFURBISHED
 - BEAUTY USES ACCEPTED



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

LOCATION

The premises are located within Rodney Road, Cheltenham, mid-way down Rodney Road on the left hand side. Number 41 is clearly denoted by the front numbered signs.

DESCRIPTION

A mid-terraced Victorian Grade II Listed office building situated within Rodney Road. The accommodation is on the first floor and consists of two rooms to be let out on an All Inclusive

ACCOMMODATION (Areas and measurements approximate only)

Ground Floor:

Stairs to First Floor:

Front Left Office 2.43m x 3.07m = 7.46 Sq M (80.3 Sq Ft)

Rear Office 4.13m x 4.04m = 16.68 Sq M (180 Sq Ft)

SERVICES-All mains services connected including central heating, electricity, water, drainage connected to the premises.

RATEABLE VALUE Not Rates Payable with Small Business rate relief

EPC 93D (Ex Oct 2032)

LEASE – The rooms are available TO LET for a minimum term of 6 months. Rent is paid Monthly in advance with a deposit also being held by the landlord

RENT : Room 1) £400pcm Room 2)£500pcm All Inclusive.



Room 1



Room 2



Hallway

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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