



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



GROUND FLOOR SHOP, BASEMENT AND FIRST FLOOR STORAGE TO LET

NEW LEASE £48,000 p.a.

📍 1 Montpelier Exchange, Cheltenham GL50 1SG



KEY FEATURES

- Detached, Bold corner location
- Grade II Listed
- Ground floor area: 970 sq.ft. (90.13 sq.m.) plus basement 381sq.ft. (35.39 sq.m.), first floor storage 48 sq.ft. (4.48 sq.m.) and WC facilities

ARRANGE A VIEWING

✉ bhcommercial@ellis-partners.co.uk

☎ 01202 551821

SITUATION & DESCRIPTION

Grade II listed, detached property prominently located on the corner of Montpellier Walk, benefitting from high visibility and strong passing footfall. The property is located close to major operators including The Ivy, Giggling Squid, Cote and Charles Clinkard, and sits within easy reach of Montpellier Terrace and adjacent to Montpellier Street, forming part of a well-established commercial destination.

The premises comprises a large ground floor shop with additional basement accommodation providing kitchen and toilet facilities. The property benefits from attractive character features, making it well suited to a range of retail, café or restaurant uses.

ACCOMMODATION

Ground Floor Retail –	970 sq.ft.	(90.13 Sq.m.)
Basement Floor Internal Storage Room 1:	97 sq.ft.	(9.03 sq.m.)
Basement Floor Internal Storage Room 2:	148 sq.ft.	(13.75 sq.m.)
First Floor Storage:	48 sq.ft.	(4.48 sq.m.)
Kitchen:	196 sq.ft.	(18.28 sq.m.)
Total –	1412 sq.ft.	(131.20 sq.m.)

WC

PLANNING

Class E Use

Former A1/ A2 Retail and Financial/Professional Services

ARRANGE A VIEWING

EPC RATING -

TBC

TENURE

Available on a new lease with terms to be negotiated at a commencing rental of £48,000 p.a.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT.

RATEABLE VALUE

The current rateable value as of the 1st of April 2023 is £32,750, however, this is likely to reduce to £26,250 as of the 1st of April 2026.

LEGAL FEES

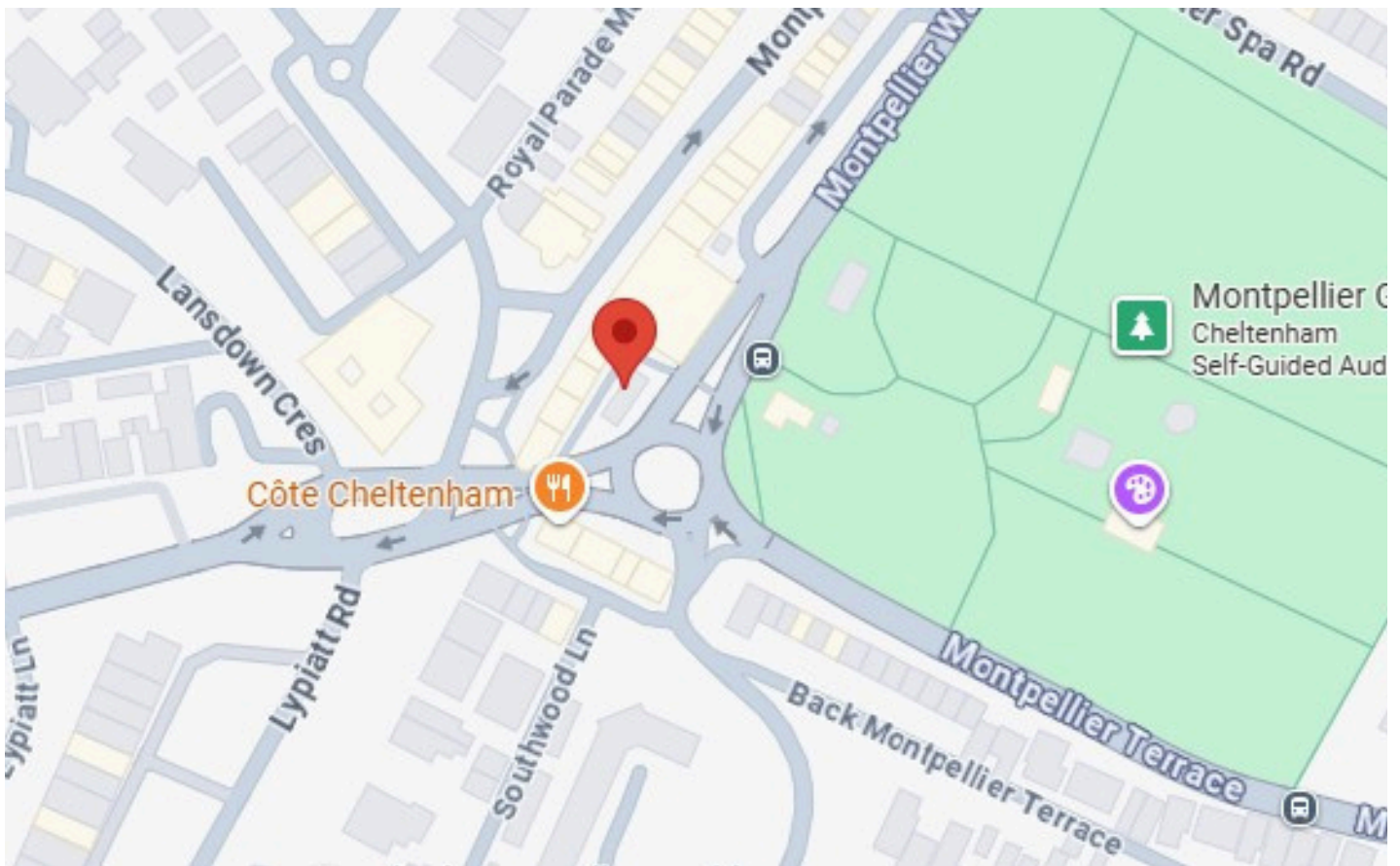
The incoming tenant will be responsible for their own legal fees.

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk  01202 551821

MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

Ellis and Partners (Bournemouth) Ltd No. 6522485 Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk

 01202 551821



