



25 Church Road,
Bishops Cleeve
Cheltenham, GL52 8LR

- Class E unit suitable for a range of uses including office and retail
- 6 demised car parking spaces
- Nearby occupiers include Badham Pharmacy, Bar no.9 cafe and Tesco

To Let

184.4 sq m
(1,985 sq ft)
approx.



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





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Location

Bishops Cleeve is a large village with a population of over 14,000 (2021) which is growing rapidly as new housing development continues apace. The village is situated about 4 miles north of Cheltenham and is about 6 miles from junctions 9, 10 and 11 of the M5 motorway.

The subject premises are located on Church Road, at the centre of the village. Other nearby occupiers include Badham Pharmacy, Guildford & Carter Opticians, Cleeve Phones, Andrews estate agents and The Cats Whiskers (gift shop) and Tesco.

Description

The premises comprise the ground floor of a modern detached brickwork two-storey building with a tiled roof. There is a stone wall and railing to the front of the property, with both steps and a ramp leading to the entrance.

Internally, the space is divided into separate rooms featuring gas central heating and suspended fluorescent lighting.

Rent

£39,000 per annum exclusive.

Accommodation

The approximate net internal floor areas are as follows:

Reception:	34.18 sq m	(368 sq ft)
Lobby:	10 sq m	(108 sq ft)
Office:	7.55 sq m	(81 sq ft)
Room 1:	20.61 sq m	(222 sq ft)
Room 2:	7.63 sq m	(82 sq ft)
Room 3:	18.48 sq m	(199 sq ft)
Room 4:	28.18 sq m	(303 sq ft)
Room 5:	14.14 sq m	(152 sq ft)
Room 6:	13.74 sq m	(148 sq ft)
Room 7:	8.28 sq m	(89 sq ft)
Room 8:	13.22 sq m	(142 sq ft)
Boiler room:	4.78 sq m	(51 sq ft)
Disabled WC:	3.59 sq m	(39 sq ft)
Total:	184.4 sq m	(1,985 sq ft)

N.B. There is potential to open up between some of the rooms with stud partition walls.



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

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Terms

Available on a new (effectively) full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

Rates

Rateable Value: £25,750

Transitional relief may be available. The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.



Legal Costs

Each party to bear its own legal costs incurred in the transaction.

VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

EPC

To be confirmed.

Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

Viewings

By prior appointment with the sole agent KBW.

Ref: 424052



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