

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**10 BATH ROAD
CHELTENHAM
GL53 7HA**

**PUBLIC HOUSE WITH UPPER FLOORS
FOR SALE**

272 Sq M (2928 Sq Ft)



**A4 PUBLIC HOUSE
OPEN PLAN BAR
LGF CELLARS / SEPARATE BIN STORE
TWO RESIDENTIAL UPPER FLOORS
WITH BATHROOMS & KITCHEN
GUIDE PRICE £525K + VAT**



12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989

LOCATION

The property situated in Cheltenham Town Centre, on the Bath road at the junction with Bath Street. The adjoining properties include a Hairdresser and Nightclub.

DESCRIPTION

A four storey semi-detached early Victorian property currently used as a ground floor Public House with Lower Ground floors cellars and two floors of residential accommodation above. The uppers floor can be accessed from the side of the property. The property benefits from a separate external bin store.

ACCOMMODATION (measured on a net internal area)

Ground Floor

Bar Area 16.28m x 5.22m = 77.78 sq m

Side Area 2.18m x 1.06m = 2.31 sq m

Rear Kitchen 2.06m x 3.57m = 9.24 sq m

Ground Floor W/C'S 4.03m x 4.05m = 16.32Sq m

Total Ground Floor Area: 105.65 sqm (1137 Sq ft)

First Floor

Room 1) 4.04m x 2.68m = 10.82 sq m

Room 2) 5.32m x 2.52m = 13.4 sq m

Room 3) 3.89m x 2.74m = 10.65 sq m

Kitchen 2.95m x 2.7m = 7.96 Sq m

Landing + W/C

2 x Showers 2.42mx 2.76m = 6.67 Sq M

Residential Area 101.78 Sq M (1095 Sq ft)

Combined Area 272 Sq M (2928 Sq Ft)

Lower Ground Floor

Cellar 1 2.72m x 3.87m = 10.52 Sq m

Cellar 2 2.43m x 3.79m = 9.2 Sq m

Cellar 3 5.16m x 1.85m = 9.52 Sq m

Cellar 4 5.78m x 3.98m = 23 Sq m

Cellar 5 3.66m x 3.37m = 12.33 Sq m

Total Cellar Area 64.57 Sq M (695 Sq Ft)

Second Floor

Room 4) 5.28m x 4.01m = 21.17 Sq m

Room 5) 4m x 4.14m = 16.56 Sq m

Room 6) 2.37m x 2.82m = 6.68 Sq m

Room 7) 2.68m x 2.94m = 7.87 Sq m

SERVICES - Air Conditioning, Drainage, single phase electricity, water are available.

RATES RV £10,000 (No rates would be payable with Small Business Relief) **EPC** - 77D (Expired)

FREEHOLD – The property is available Freehold off a Guide Price of **£525k + VAT**



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.

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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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