

# BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**CHURCH MEWS, CHURCH STREET  
CHELTENHAM, GL50 3HA**

**GRADE TWO LISTED FREEHOLD OFFICE  
FOR SALE 214.04 Sq M (2303 Sq Ft)**



**TOWN CENTRE LOCATION  
WELL PRESENTED  
FREEHOLD  
PARKING  
GUIDE PRICE £525K**



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

## LOCATION

Church Mews can be found in Church Street Cheltenham which is at the mid-way section off the High Street. It is extremely close to the Junction of Boots Corner. Church Mews lies opposite St Mary's Church.

## DESCRIPTION

Church Mews is a detached Grade Two listed, two storey office building with a parking area at the end of the building. The property benefits from light bright, open plan office accommodation, Cat 5 Cabling, telephone entrance system, zoned security alarms, Double glazing, gas fired central heating and recessed spot lighting.

### Ground floor

Main Entrance Hall 3.13m 3.5m = 10.95

#### Office 1

Entrance Hall Office 1.77m x 1.61m = 2.84 Sq M  
Left Hand Office 8.98m x 4.77m = 42.83 Sq M  
Single W/c 2.36 x 1.09m = 2.57 Sq M

#### Office 2

Right Hand Office 9.47m x 4.46m = 42.23 Sq M  
Disabled W/c 2.45 x 1.81m = 6.88 Sq M

### First Floor

#### Office 3

Entrance Hall Office 1.57m x 1.88m = 2.95 Sq M  
Left Hand Office 8.68m x 4.83m = 41.9 Sq M  
Single W/c 2.33 x 1.17m = 2.72 Sq M

#### Office 4

Kitchen 1.33m x 2.17m = 2.88 Sq M  
Office 1 4.30m x 2.32m = 9.97 Sq M  
Office 2 9.33 x 4.48m = 41.79 Sq M

### Second Floor

#### Office 5

Office 5.13m x 4.33m = 22.21 Sq M  
Side Area 1.60 x 1.35m = 2.16 Sq M

**Total Net Internal Area (NIA) 214.04 Sq M (2303 Sq Ft)**

**Externally-** There are three parking spaces at the side of the property

**EPC – D-85**

**PLANNING** The premises have established planning uses for office use. PP could potentially be obtained for Residential use (STP)

**SERVICES** - There is mains electricity, water, gas, and drainage available to this property.

**RATES** The offices are rated individually and all fall under the small business rate exemption threshold.

**FREEHOLD – the property is available FOR SALE at £525k (£227psf)**



### 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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