



1, Leyson Road, The Reddings, Cheltenham, GL51 6RU
435 sq ft (40.4 sq m)

Subject to contract

- Popular suburban location.
- Ground floor office/retail/sales.
- Class E use
- New lease available
- Detached rear garage for storage.

Location

The Property is situated in a highly visible position within the Reddings, a popular affluent suburb to the West of Cheltenham town centre. The area is predominantly residential with a veterinary clinic next door. Reddings road is a busy thoroughfare and benefits from easy access to the M5 motorway (Junction 11) and the A417 and A40.

Description

A beautifully appointed ground floor office providing open plan accommodation with the benefit of electric radiators, flat panel LED lighting, kitchenette, WC and store cupboard. The unit is currently occupied as an office, however we understand the use falls within class E and therefore could be used for retail, professional services, café, gym or clinic uses. Externally the Property benefits from a detached garage providing storage and allocated parking. There is a small garden area to the front of the entrance which provides a breakout space and would be suitable for a picnic bench or similar.

Accommodation

We calculate the following approximate net internal floor areas:

Ground floor sales	435 sq ft (40.4 sq m)
Rear garage store	159 sq ft (14.8 sq m)

Rates

Rateable Value: £9,600. This Property has the potential for 100% rates relief (subject to confirmation).

Rates payable are a proportion of the rateable value. Please enquire to Cheltenham Borough Council for more details.

Use

Currently used as an office within Class E. Alternative uses include clinic, retail, salon, café etc.

Terms

To let by way of a new full repairing and insuring lease on terms to be agreed at a commencing rental of £10,000 per annum.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

Value Added Tax

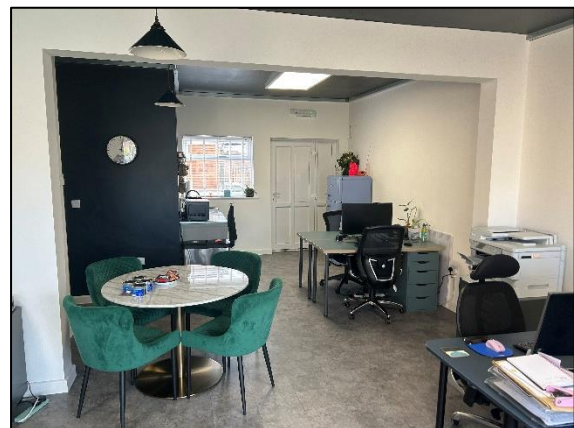
We understand that vat will not be payable on the rental.

EPC

Assessment instructed. Enquire for further information.

Viewing

By prior appointment with the sole agents.



Office interior

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