

# BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**219 BATH ROAD  
CHELTENHAM GL53 7NA**

**GROUND FLOOR TO LET  
£16,000PA**



**GROUND FLOOR SHOP  
PROMINENT LOCATION  
NEW LEASE  
KITCHEN FACILITY  
AVAILABLE MARCH 2026  
SMALL BUSINESS RATE RELIEF**



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

**LOCATION** The premises can be located on the A46 at the end of the Bath road just before the roundabout adjoining the Great Norwood Public House.

**DESCRIPTION** The property comprises of a two storey end of terrace shop with frontage onto Bath Road and rear access onto Norwood Road. A late Victorian brick and rendered building, with a partly tiled and pitched roof with an additional flat roof structure. It is the ground floor that is being let.

**ACCOMMODATION** (Approximate dimensions and net internal areas of the property are as follows):

**Ground Floor**

Main Sales Area	5.38m x 6.32m (max) narrowing to 3.79m (Min) = 26.9Sq m
Side Area	3.39m x 3.76m = 12.74 Sq m
New Kitchen	2.25m x 1.32m = 2.97 Sq m
Inner Hall	0.89m x 0.86m = 0.76 Sq M
Lavatory Facility	

**Total** **43.37 Sq M (466.8 Sq Ft)**

**SERVICES:** It is understood that mains electricity, water and drainage are connected to the premises. The property is heated via Night Storage Heaters.

**USER:** Use Class E

**LEASEHOLD** - The premises are available to rent on a new lease for a term to be agreed at a rent of £16,000pa

**RATEABLE VALUE** April 2026 **£11,000.00** Rates Payable with relief £0 pa



Old Internal Photos

**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.

**SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND:** None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

**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.