

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

UNIT 5 & 5a ORCHARD TRADING ESTATE TODDINGTON GL54 5EB



Unit 5: 195.11 Sq M (2100 Sq Ft)

Unit 5a 94.18 Sq M (1013 Sq Ft)

Temperature Controlled Room

Rear Yard

4 Parking Spaces per Unit

New Lease

Best Suited to be used as a Catering Unit

Rent (5) £16800pa (5a) £9000pa



12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989

LOCATION

The property can be located on the Orchard Trading Estate which is located in a rural location some 7 miles east from Junction 9 of the M5 Motorway. The estate is just off the B4077.

DESCRIPTION

The premises comprise of a semi-detached light industrial building constructed from brick and blockwork walls. The property benefits from a concrete floor and a 80mm insulated metal clad roof. There is a single lavatory, office and three phase electricity within the building

ACCOMMODATION (Areas and measurements approximate only)

Unit 5

Ground Floor 14.86m x 13.13m = 195.11 Sq M (2100 Sq Ft)

Unit 5a

Ground Floor 14.67m x 6.42m = 94.18 Sq M (1013 Sq Ft)

Rear Yard 4.77m (w) x 22.57m

TOTAL AREA 289.29 Sq m (3113 Sq Ft)

PARKING -The properties benefit from a total of 4 car parking spaces each.

RATES -RV Both Units £19,250

SERVICES – Mains electricity is connected. The estate has a private sewage treatment facility.

LEASE – The properties are available either individually or separately on a new IRI lease for a term to be agreed with the landlord.

RENT: 5 = £16,800PA 5A = £9000PA

EPC – 105E



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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