



# 1 Montpellier Avenue Cheltenham, GL50 1SA

- Ground floor and basement corner unit with Class E use
- Located within the prestigious Montpellier district of Cheltenham, overlooking Montpellier Gardens and located near the Promenade and town centre

**TO LET**  
**(May Sell)**

**89.67 sq m**  
**(965 sq ft)**  
**Approx.**



**T. 01242 244744**

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**W. [www.kbw.co.uk](http://www.kbw.co.uk)**





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## Location

Montpelier is a district of Cheltenham situated at the top of the Promenade on the south side of the town centre. Originally developed in the 1830's, it is now known for its bars, cafes, restaurants and a range of specialist shops.

The premises are situated on the corner of Montpelier Avenue and Montpelier Spa road

(a main thoroughfare), overlooking Montpelier gardens. Other nearby occupiers include the Queens Hotel, Park Gallery, John Gordons Wine Bar and Cologne & Cotton.

what3words ///shop.  
planet.pouch

## Description

The property comprises the ground floor and basement of a corner unit, forming

### Accommodation

The approximate Net Internal Area is:

Ground floor sales:	42.37 sq m	(456 sq ft)
Basement:	40.43 sq m	(435 sq ft)
Kitchen:	6.87 sq m	(74 sq ft)
<b>Total:</b>	<b>89.67 sq m</b>	<b>(965 sq ft)</b>

part of a Grade II listed building. The premises provide a ground floor sales area along with basement which could be used for

further sales space or ancillary. A staff kitchen and WC are also located in the basement.



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

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## Terms

Available on a new (effectively) full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

Alternatively the landlord may consider a sale of the whole, to include the first floor apartment which is currently subject to an AST agreement. Further details available upon request.



## Rent

£32,000 per annum exclusive.

## Use

The property has most recently been used as a retail showroom falling within the new 'Class E' use class. Class E includes a range of uses including retail, restaurant, office, financial & professional services, medical & health and some leisure. Subject to landlord approval.

## Rates

Current Rateable value:  
£34,750

Rateable Value from April 2026: £30,500.

Please note that this is not the amount payable, a proportion of this amount is liable to be paid.

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable & any relief available.

## Legal Fees

Each party to bear its own legal costs incurred in the transaction.



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