

# BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

215 BATH ROAD  
CHELTENHAM GL53 7NA

**TO LET**



**SMALL RETAIL UNIT ON THE BATH ROAD  
NEW LEASE  
RENT £11K PA  
NO BUSINESS RATES WITH RELIEF  
AVAILABLE APRIL 2026**



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

**LOCATION** The premises can be located on the A46 just before the end of the Bath Road on the right-hand side next to Brew and Bake Coffee Shop.

**DESCRIPTION** The property comprises of a single storey mid terrace shop with frontage onto Bath Road. A late Victorian brick building with a flat roof. All Mains services are connected to the property. The property had a full refurbishment programme undertaken to it in 2019. This refurbishment included new wiring, new roof, new tiled floors, and new services to include lavatory facilities.

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

**Ground Floor**

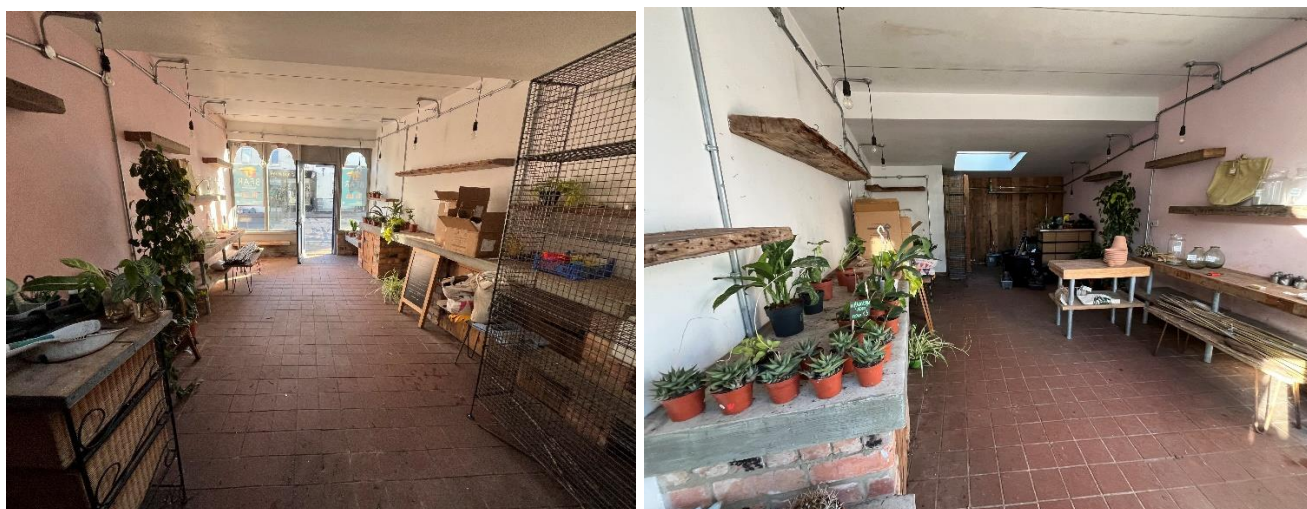
Front Sales Area – 3.55m x 6.6m = 23.43 Sq m

**Total Area      23.43 Sq M (254 Sq Ft)**

**SERVICES:** It is understood that all main services electricity are connected to the premises.

**LEASEHOLD** - The property is available on a new FRI lease at **£11k pa** as of April 2026.

**RATEABLE VALUE 2026** £7200 (£0 payable with small business relief)



**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.