

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**DARLEY HOUSE, 11 CARLTON STREET
CHELTENHAM
GL52 6AG**

FOR SALE



**COMMERCIAL SPACE
POTENTIAL TO CONVERT BACK TO RESIDENTIAL
PRIVATE PARKING
IN NEED OF MODERNISATION
GUIDE PRICE £875K**



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

LOCATION The property is located at the junction of Priory Street and Carlton Street Cheltenham. The property can be located by the "Patricia Newman School of Dance Theatre" sign.

DESCRIPTION

The premises comprise of an 1830's Grade Two semi-detached three storey Georgian residential house that is currently used as commercial space and a two bed residential flat above. To the rear of this building there is parking for four cars and a small garden area. The main building and neighbouring building are listed along with the outside external railings. The property is in need of modernisation.

ACCOMMODATION

Ground Floor

Entrance Hall 2.03m x 6.62m = 13.43 Sq M
Studio 2) 4.69m x 6.16m = 28.89 Sq M
Studio 1) Front 4.63m x 4.31m = 19.95 Sq M
Studio 1) Rear 4.17m x 6.64m = 27.68 Sq M

Lower Ground Floor

Two w/c's 2.34m x 1.95m = 4.56 Sq M
Changing Room 1) 3.6m x 2.76m = 9.93 Sq M
Junior Changing Room 3.73m x 3.71m = 13.83 Sq M
Studio 3 3.86m x 3.72m = 14.35 Sq M
Store 4.26m x 2.11m = 8.98 Sq M
Boiler Room 3.72m x 4.25m = 15.81 Sq M

First Floor

Hallway 2.13m x 4.2m = 8.94 Sq M
Bathroom 2.74m x 2.41m = 6.60 Sq M
Cupboard 0.7m x 1.54m = 1.07 Sq M
Bed 1) 4.37m x 4.19m = 18.31 Sq M
Bed 2) 3.11m x 4.26m = 13.24 Sq M
Living Room 6.11m x 4.21m = 25.72 Sq M

Total Area = 232.66 Sq M (2504 Sq Ft)

EPC - TBC

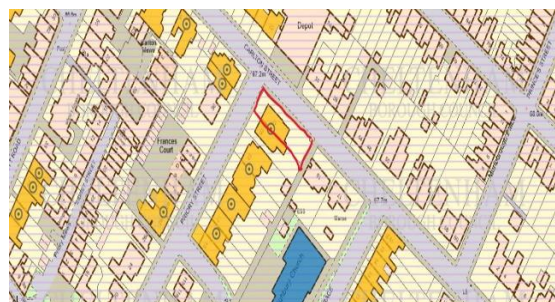
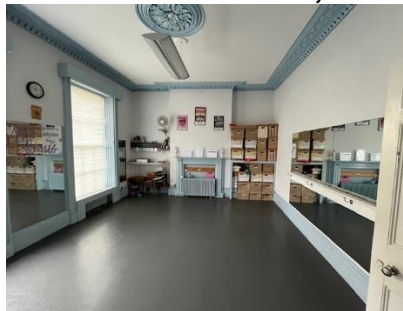
SERVICES: Mains electricity, water, Gas & drainage are connected to the premises.

RATEABLE VALUE & COUNCIL TAX 2026

£9,900.00

Residential Flat Council Tax B

GUIDE PRICE - £875,000



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.