



28 Clarence Street, Cheltenham, GL50 3NX

Approx. 1,596 sq ft (148.2 sq m) plus 2 apartments*

Subject to Contract

- Unique opportunity
- Prominent position
- Potential for re-development (subject to consents)
- Central Cheltenham

Location

Cheltenham is a renowned Regency spa town on the edge of the Cotswolds, celebrated for its culture, architecture, and festivals. Clarence Street is located at the heart of the town in amongst various grand Regency buildings, boutique shops, cafés, restaurants, and offices, forming the town's social and commercial hub. The town has a vibrant retail and leisure sector and is renowned for its year-round events, including the Cheltenham Races and the Jazz, Music, Science, and Literature festivals.

Description

An excellent opportunity to acquire a Grade II listed building located in a prominent corner position within easy reach of the Promenade. The Property comprises five floors of accommodation recently occupied as a hair and beauty salon. The building is currently laid out to provide two separate ground floor retail units (28 and 27b), both have their own access, kitchens and WCs. The first floor provides overflow retail accommodation connected via stairs to unit 28, with the second and third floors providing residential accommodation via a separate street level access. The Property would be well suited to a retail/leisure business seeking to purchase their own accommodation, or an investor/developer keen to create a mixed-use investment in central Cheltenham. The Property benefits from period features, high ceilings (ground, first and second), private kitchens and WCs.

Business Rates/Council Tax

Rateable values: The Property has a collection of assessments as follows: (Source Gov.uk)

27b (Ground and Lower Ground) - £6,700
28 (Ground, First and Lower Ground) - £16,000
Second Floor - £5,200
27b (Third Floor) - Council Tax Band B

Accommodation

We calculate the following approximate internal floor areas:

Retail (Class E) Floors	NIA Sq ft (Sq m)
Ground – 28	343 (31.8)
Ground – 27b	201 (18.7)
Lower Ground – 28	281 (26.1)
Lower Ground – 27b	148 (13.7)
1 st Floor	623 (57.9)
TOTAL (NIA)	1,596 (148.2)
Residential* Floors	
2 nd Floor	639 (59.3)
3 rd Floor	818 (76.0)
TOTAL (GIA)	1,457 (135.4)

Use

We understand that the ground, lower ground, first and second floors have most recently been used for retail purposes and therefore will fall under Class E. *The 3rd floor is believed to fall under Class C3 – Residential, with the 2nd floor currently laid out as residential.

EPC

An assessment has been carried out with a rating of C-72.

Money Laundering

The purchaser will be required to provide information to satisfy AML requirements.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Terms

We are instructed to seek unconditional offers for the sale of the freehold interest in the Property at offers over £790,000. We understand VAT will not be payable.

Viewing

By appointment only with the sole agents.