



## **Ground Floor, 113 Promenade, Cheltenham**

**GL50 1NW**

Approx. 586 sq ft (54.4 sq m)

### **Subject to contract**

- Attractive Period Building
- Class E - Suitable for Professional Services, Offices or Clinic Use
- Allocated Parking Space
- Popular Location

## Location

Cheltenham is located close to junctions 10, 11 and 11a of the M5. The city of Gloucester is located approximately 10 miles to the west, Birmingham 50 miles north and Bristol 50 miles to the south.

The property is situated in a prime location on the tree-lined Promenade in the Town Centre opposite Imperial Gardens.

## Description

An attractive ground floor office suite within a period building forming part of a prominent terrace. The accommodation comprises two interconnecting offices, together with a kitchen and ancillary storage space.

Situated in an established professional location, neighbouring occupiers include Hamptons, NFU Mutual, Charles Lear and Kingsley Evans.

The Property benefits from one allocated parking space to the rear, with additional shared parking available at the front. Parking permits may also be obtainable from Gloucestershire County Council, subject to availability.

The premises fall within Use Class E, allowing for a range of business and commercial uses

## Accommodation

We calculate the following approximate internal floor areas:

Room 1	249 sq ft (23.1 sq m)
Room 2	201 sq ft (18.7 sq m)
Rear Store/Office	118 sq ft (11.0 sq m)
Kitchen	17 sq ft (1.6 sq m)

**Net internal area: 586 sq ft (54.4 sq m)**

## Terms

The accommodation is available on a new lease on terms to be agreed at a rental of £18,500 per annum, exclusive. The tenant is responsible for upkeep of the accommodation internally and will pay a service charge towards upkeep of the common parts and building exterior and structure.

## Rates

Rateable Value: £12,000.

Source: Valuation Office Website

Applicants should enquire with the local authority regarding rates payable. Please note that most tenants should qualify for 100% rates relief on this accommodation.

## Legal Costs

The tenant will be responsible for the landlord's legal costs of £1,000 (+ vat).

## Value Added Tax

We understand that vat will be payable on the figures quoted.

## EPC

The Property has been assessed with a rating of C-61.

## Viewing

By prior appointment with the sole agents.