

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**LOWER GROUND FLOOR
10 PRESTBURY ROAD
CHELTENHAM GL52 2PW**

**TO LET
£7200PA**



**Lower Ground Floor Offices
Accessed from Rear
New Lease
Well Presented
£7200pa
Available Immediately**



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

LOCATION The premises can be located approximately half a mile to the North of Cheltenham Town Centre, located in Prestbury Road which leads on from Winchcombe Street. The property is accessed from the rear of the property

DESCRIPTION The premises consist of two lower ground floor offices with a rear access and additional Kitchenette and WC.

ACCOMMODATION

Front Office 4.54m x 3.12m = 14.16 Sq M

Rear Office 3.41m x 3.47m = 11.83 Sq M

Kitchenette Area and Lavatory Area

Total Lower Ground Floor Area 26 Sq. M (280 Sq. ft)

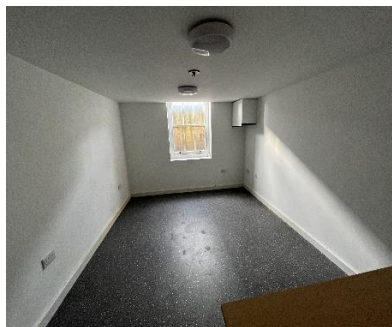
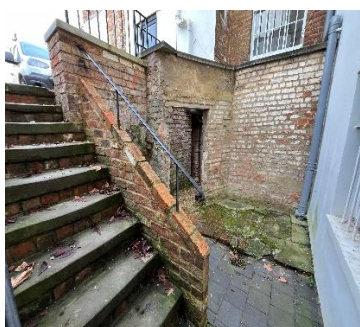
Lower Ground Floor – EPC To Be Assessed

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

LEASE The property is available to let on a new lease at £7200 pa

RATEABLE VALUE 2023 £156.00 Rates Payable with relief £0 pa

USE – Use Class E (Office)



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.