

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**12-14 BATH ROAD
CHELTENHAM
GL53 7HA**

**FIRST FLOOR TO LET
NIGHTCLUB / RESTAURANT**



**357 PEOPLE CAPACITY
FIRST FLOOR LARGE OPEN PLAN AREA
SECOND FLOOR OFFICES WITH SEPARATE ENTRANCE
NEW LEASE: RENT £60K PA
POTENTIAL FOR CHURCH USE (F1)
CLOSE TO LARGE PUBLIC CAR PARK
EPC - 89D**



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

LOCATION

The premises are located in Cheltenham Town Centre, on the Bath road at the junction with Bath Street. The adjoining properties include a Hairdresser and Public House and Carpet shop.

DESCRIPTION

The premises comprise of a first and second property above a public house. The property is large open plan first floor with second floor offices. There is a self-contained Ground floor entrance accessed off Bath Road. There is a large public car within 20m of the property. The property benefits from an additional first-floor external courtyard.

ACCOMMODATION (Gross Area)

First Floor: 471.2 sq m (5,072 sq ft)

36m(Max) x 14.5m (Max)

Second Floor : 92 sq m (990 sq ft)

5 Small Offices + w/c's

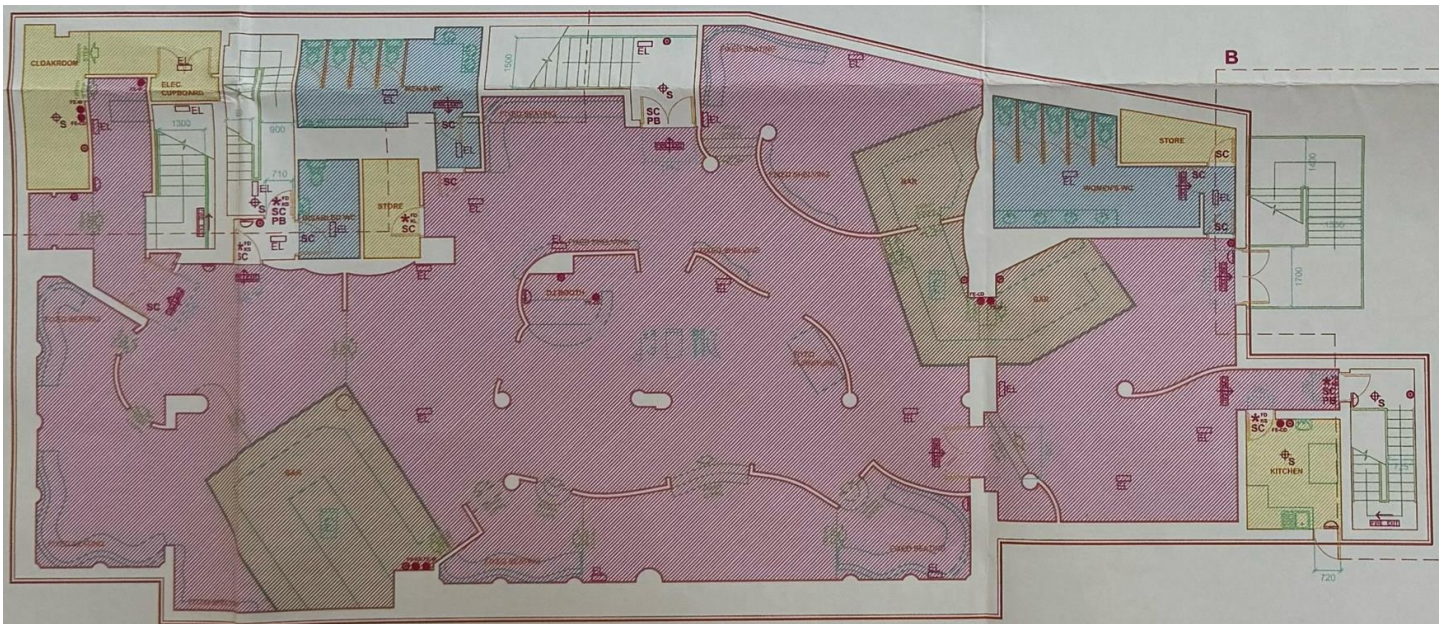
Total Area 563.2 sq m (6,063 sq ft)

SERVICES Air Conditioning, Drainage, single phase electricity, water and Gas are available.

RATES RV £53,000 **EPC** – 89D (Expiry Nov 2035)

RENT The premises are available to rent on a new lease at £60,000 per annum.

LEASE TERMS The premises are available To Let by way of a new FRI lease.



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.

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