



TO LET

CHELTENHAM – GROUND, FIRST & SECOND FLOORS, 19 REGENT STREET, GL50 1HE



- Retail premises located within the heart of Cheltenham's Town Centre.
- Available by way of a new lease for a term to be agreed.
- 129.06 sq m (1,389 sq ft).

LOCATION

The property is situated within the centre of Cheltenham fronting the east side of Regent Street which runs parallel north to south with The Promenade and linked to Regent Street via Ormond Place, a short road, partly pedestrianised and a thoroughfare linking the Promenade to the Regent Arcade Shopping Centre. Within the immediate area there are Café Nero, Cavendish House (House of Fraser), Kibosushi, The Find / workplace network, Loakes Shoes and Decathlon which form part of the shopping centre.

DESCRIPTION

The property comprises a prestigious four storey Georgian, mid terraced Grade II Listed Building. The accommodation is divided to provide ground and first floor sales / consulting space with ancillary rooms located at second-floor level.

The ground, first and second floors are approached from a common entrance hall and stairwell. Internally, the rooms provide a mix of cellular and open plan accommodation with kitchen and WC's located at ground floor and first floor mezzanine levels within the small rear wing. The property benefits from a fire alarm system.

ACCOMMODATION

(Approximate Net Internal area)

Ground Floor

Front Room	21.32 sq m	229 sq ft
Rear Room	16.41 sq m	176 sq ft
Kitchen	3.22 sq m	34 sq ft

First Floor

Front Room	28.41 sq m	305 sq ft
Rear Room	17.11 sq m	184 sq ft

Second Floor

Front Left Room	6.48 sq m	69 sq ft
Front Right Room	20.80 sq m	223 sq ft
Rear Room	15.31 sq m	169 sq ft

Total	129.06 sq m	1,389 sq ft
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PLANNING

The property falls within Class E of the Use Classes Order 1987.

RATES

The assessment presently appearing on the Valuation Office Agency website is as follows:

Rateable Value:	£20,000
Rate in £ 2022/2023:	0.52

Prospective occupiers are advised to check with the Local Authority to establish any transitional relief that may be applicable.

TERM

A new lease is available for a term to be agreed.

RENT

£25,000 per annum.

VAT

The property is not elected for VAT.

SERVICE CHARGE

A Service charge will be levied by the landlord to cover the costs associated with the upkeep and maintenance of the external and communal areas of the building.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

An EPC is being prepared.

VIEWING

Simon McKeag sjm@ashproperty.co.uk

or

Harry Pontifex hjp@ashproperty.co.uk

01242 237274 or 01452 300433

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

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5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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