BANK HOUSE

15-21 CLARENCE STREET · CHELTENHAM · GL50 3JL

LEASEHOLD

ATTRACTIVE PUBLIC HOUSE IN AFFLUENT SPA TOWN FOR SALE ON BEHALF OF JD WETHERSPOON

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- **Leasehold**
- **Central spa town location**
- **Prominent position fronting the busy Clarence Street**
- **External seating area to front by way of pavement licence**
- **Situated in close proximity to The Brewery Quarter shopping centre**
- **Current rent £157,100 per annum**
- **GIA - 692 Sq M (7,450 Sq Ft)**
- **Google Street View Link**

LOCATION

Cheltenham is an affluent spa town situated on the western boundary of the Cotswolds AONB. The town is situated approximately 25.0 miles south of Worcester and 43.0 miles north east of Bristol. The town is well serviced by public transport with Cheltenham train station offering rail services via the CrossCountry and GWR networks. Cheltenham also benefits from its coach station and is in close proximity to the M5 motorway linking Birmingham to Exeter.

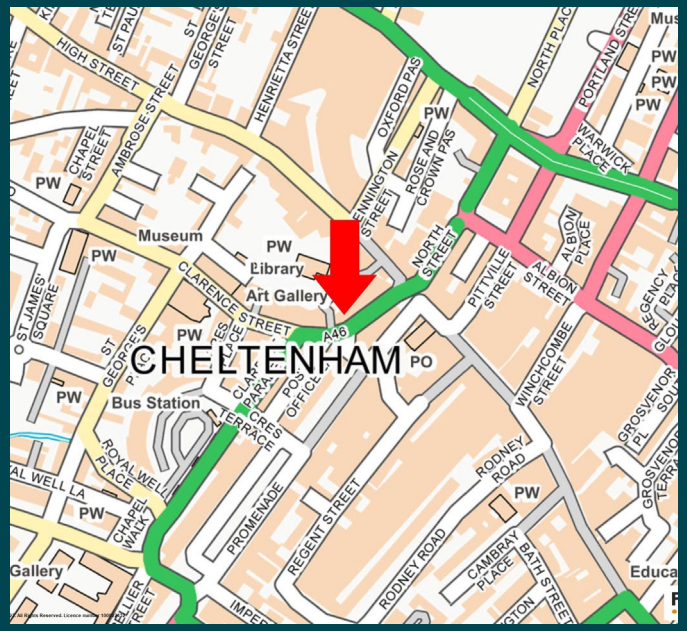
The Bank House occupies a prominent roadside position on Clarence Street (A46) with Cheltenham Spa train station 1.3 miles to the west.

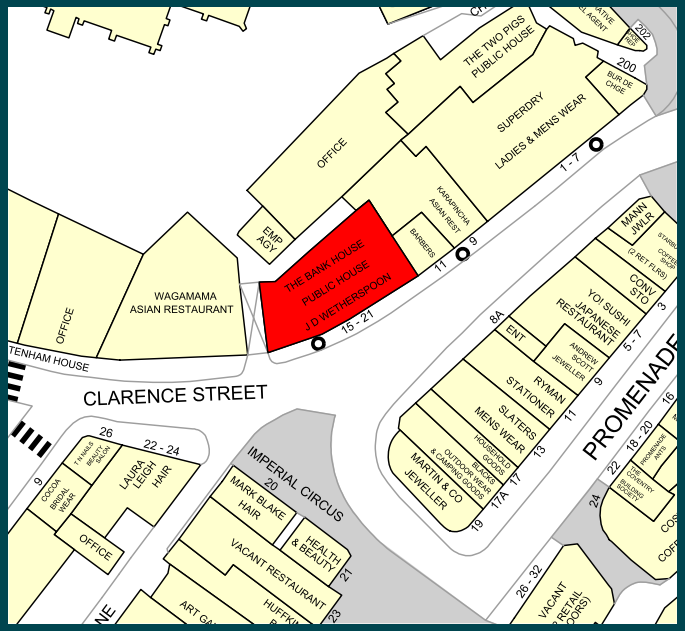
The surrounding area is predominantly commercial with nearby occupiers including John Lewis, Taco Bell, Revolution and Primark.

DESCRIPTION & ACCOMMODATION

The Bank House comprises a three storey period mid-terraced building under a pitched roof. To the front of the property is a small area used as external seating held by way of a pavement licence for approximately 28 customers.

Ground Floor: Trading accommodation with central bar servery and seating on loose tables and chairs. A disabled WC is also located at this level.





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Basement: Ladies and gentlemen's customer WC's, cellar and stores.

First Floor: The first floor provides additional trading space with a further bar servery.

Second Floor: The second floor includes a trade kitchen, managers office, staff room and additional storage. There is also a disused managers flat which is used as additional storage.

APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading	246.1	2,649
Basement	Ancillary	259.8	2,797
First	Ancillary	186.1	2,004
Second	Ancillary	Not measured	Not measured
Total		**692.0**	**7,450**

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Held on a lease expiring 11th January 2036 at a current rent of £157,100 per annum subject to an upwards only review on 12th January 2026.

RATEABLE VALUE & EPC

2017 Rateable Value - £150,000.
C-72

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PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 01:00 Monday to Sunday.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients leasehold interest.

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DISCLAIMER: September 2022

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