

# OFFICE BUILDING For Sale

kbw



4 IMPERIAL SQUARE, CHELTENHAM, GL50 1QB



## INVESTMENT SUMMARY

- Freehold regency building in the prestigious and sought-after location of Imperial Square
- Located on the inner ring road, opposite Cheltenham Town Hall & Imperial Gardens which play host to many festivals throughout the year
- Net Internal Area of approx 3,450 sq ft (320.52 sq m)
- Opportunity to obtain vacant possession

We are seeking offers of £950,000 for our client's interest, subject to contract and exclusive of VAT.



SUMMARY

LOCATION

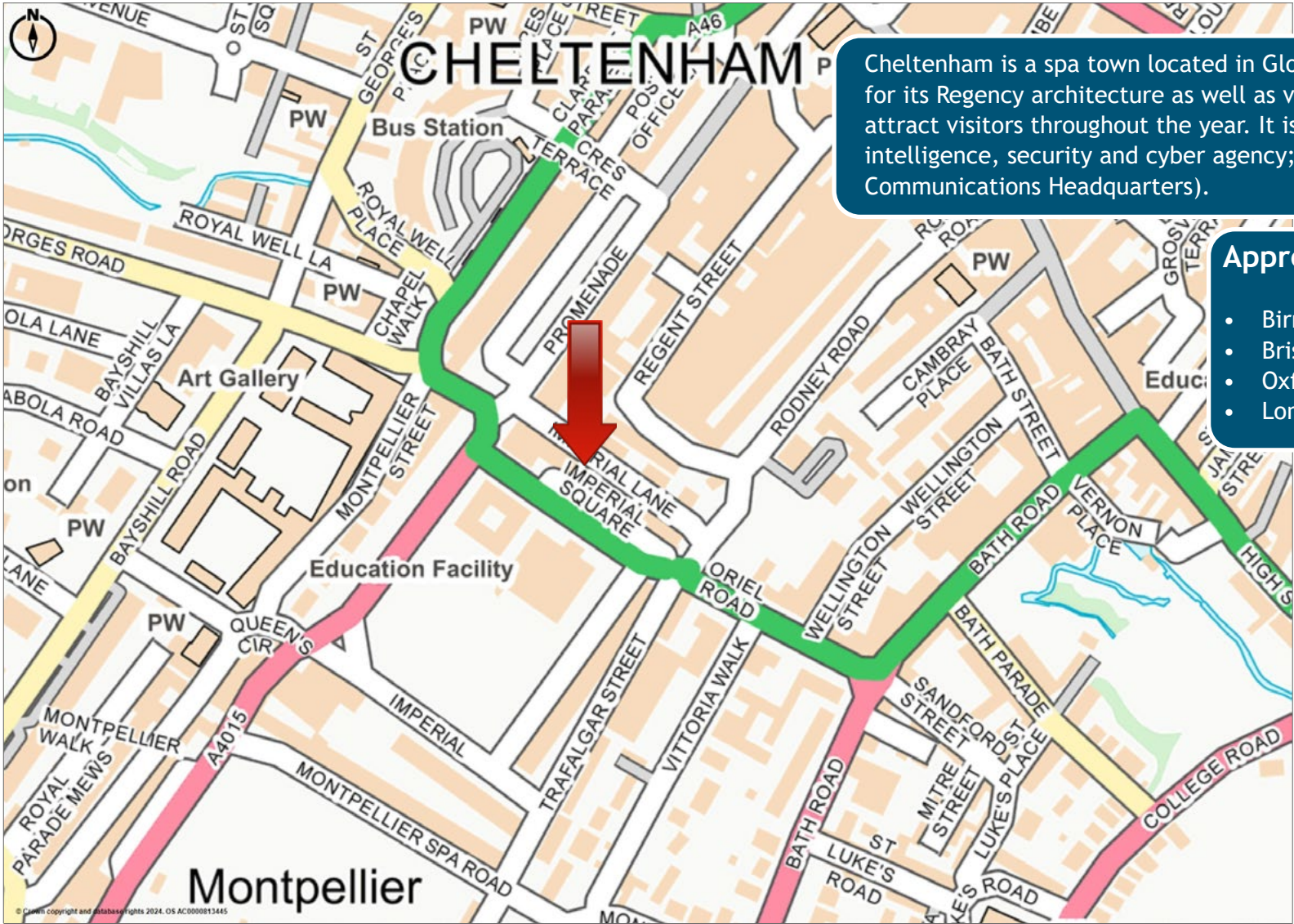
DESCRIPTION

FLOOR PLANS

FURTHER INFORMATION



LOCATION



Cheltenham is a spa town located in Gloucestershire, famous for its Regency architecture as well as various festivals that attract visitors throughout the year. It is also home to the UK's intelligence, security and cyber agency; GCHQ (Government Communications Headquarters).

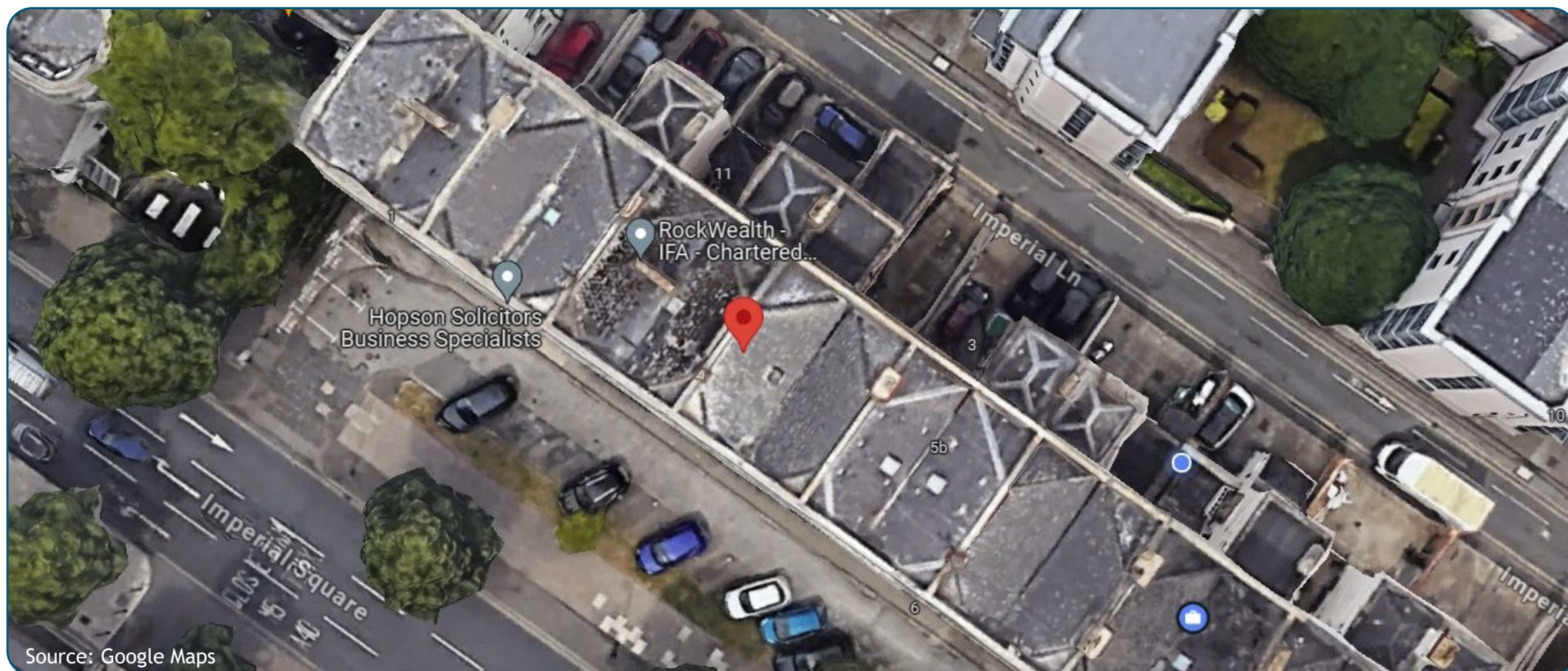
- Approx. Journey Times**
- Birmingham (1hr 10min)
  - Bristol (1hr)
  - Oxford (1 hr 10min)
  - London (2hr 30min)



## LOCATION

With a population of around 120,000, Cheltenham is an important regional shopping location serving an extensive catchment area. The town is renowned for its range and quality of shopping and its various festivals attract many visitors throughout the year. The subject property is located within Imperial Square; the established central office district of Cheltenham, overlooking the Town Hall and Imperial Gardens just a short walk from the Promenade shopping area.

Well connected, junction 10 of the M5 motorway is approximately 3 miles to the north west and junction 11 approximately 4 miles to the west. Cheltenham is located approximately 42 miles from Bristol, 68 miles from Birmingham and 100 miles from London. Cheltenham Spa Railway Station provides direct services to London, Bristol and Birmingham. [What3words:///good.monday.placed](http://www.what3words.com/good.monday.placed)



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# DESCRIPTION

This Grade II Listed Regency mid-terrace property has a main entrance accessed via Imperial Square, leading into Class E accommodation over four floors.

Formerly one of 13 terrace houses, built circa 1830s by Robert Todd and William Prosser. Stucco over brick with concealed, double pitched roofs. The building has many fine period features including Regency style moulding, high ceilings and large sash windows, and externally boasts iron railings, verandas and roll-edged entrance steps.

The ground, first and second floors are let to a single office tenant, with its own entrance, kitchen and WC facilities are currently let. The lower ground floor currently houses a physiotherapist for the main part, again self-contained with a front and rear entrance, its own kitchen and WC facilities. A courier provider currently has a lease of a single room at the rear of the lower ground floor. There are five car parking spaces which are allocated between the occupiers.

The approximate net internal floor areas are as follows:

Lower Ground Floor:	1,035 sq ft (96.16 sq m)
Ground Floor:	922 sq ft (85.66 sq m)
First Floor:	855 sq ft (79.43 sq m)
Second Floor:	638 sq ft (59.27 sq m)
<b>Total:</b>	<b>3,450 sq ft (320.52 sq m)</b>



# FLOOR PLANS

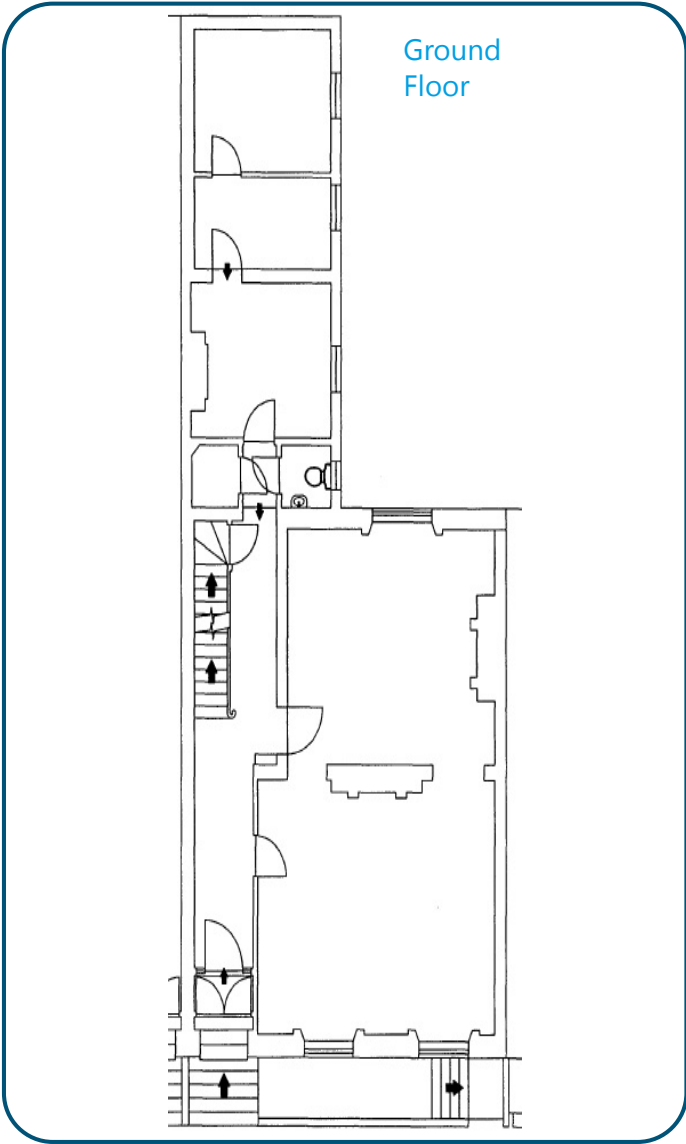
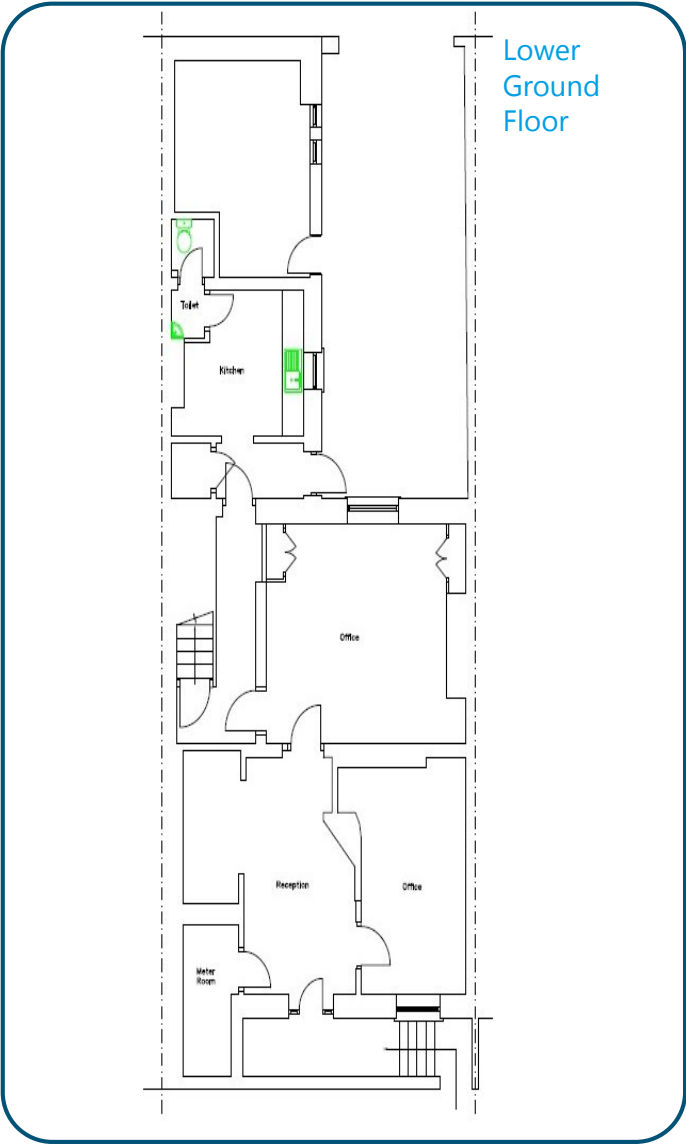
## Current Occupation

The Ground, First and Second Floors are currently tenanted, although we understand the Tenant would vacate early by agreement.

The Lower Ground Floor (front) is currently occupied by Pea Green Rehab & Training Ltd under a 6 year lease expiring 13th February 2026 (excluding Security of Tenure).

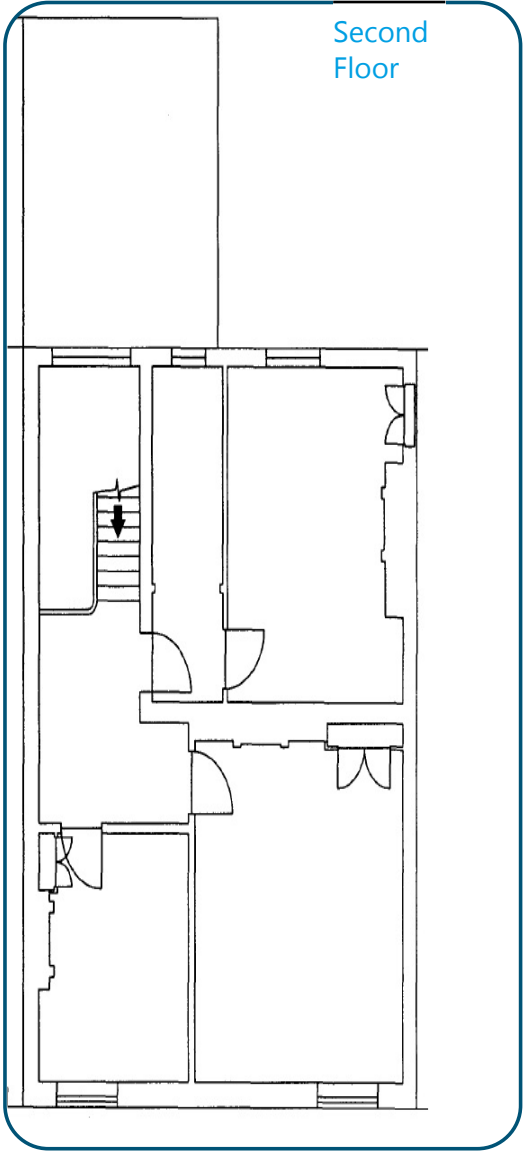
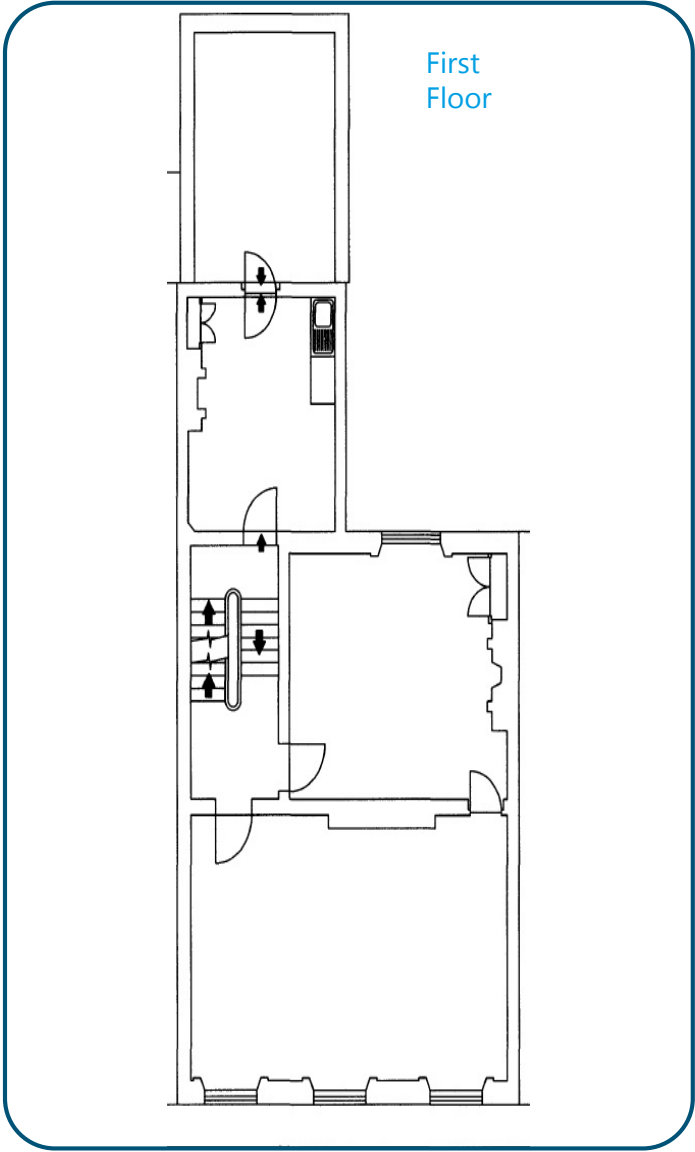
A single room at the rear of the lower ground floor is currently occupied by DX Network Services Ltd under a 3 year lease expiring 31st August 2027 (including Security of Tenure).

Further details available upon request.





# FLOOR PLANS



## FURTHER INFORMATION

### EPC

E (116).

Please contact the office for a full copy of the report.

### Rates

Rateable Values as follows:

Basement (Front): £10,000

Basement (Rear): £1,325

1st & 2nd Floors: 17,250

2 Parking spaces: £2,000

Ground Floor: £15,000

Please note that these are not the amounts payable, a proportion of these amounts is liable to be paid by the occupiers, subject to any reliefs available.

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries to the billing authority (Cheltenham Borough Council) to verify the current rates payable.

### Supporting Documentation

Further information including title plan, EPC, lease documents available upon request.

### Anti-Money Laundering

The successful bidder will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

### VAT

The property is elected for VAT.

### Proposal

We are seeking offers of £950,000 for our client's interest, subject to contract and exclusive of VAT.

### Further Information

For further information or to arrange an inspection, please contact sole selling agents KBW:

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Ref: 527001

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