



*Basement, Ground and First Floor,
10-11 Montpellier Walk
Cheltenham,
GL50 1SD*

- *Class E unit with feature double frontage*
- *Located in Cheltenham's prestigious area of Montpellier*
- *Opposite Montpellier Gardens where many of the town's festivals take place*

*To Let /
For Sale*

*Approx.
118.03 sq m
(1,270 sq ft)*



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





Basement, Ground and First Floor, 10-11 Montpelier Walk Cheltenham, GL50 1SD

- Class E unit with feature double frontage
- Located in Cheltenham's prestigious area of Montpelier
- Opposite Montpelier Gardens where many of the town's festivals take place

Location

Montpelier is a district of Cheltenham situated at the top of the Promenade on the south side of the town centre. Originally developed in the 1830's, it is now known for its bars, cafes, restaurants and a range of specialist shops.

The premises are situated with dual frontage to both Montpelier Street and Montpelier Walk, opposite Montpelier Gardens.

Other nearby occupiers include Tom Howley Kitchens, Bicks Jewellers, Sandra Dee Lingerie, Ask Italian, Brasserie Blanc and The Ivy.

what3words ///dishes.
reward.loudly

Description

The premises comprise the basement, ground and first floor of a Grade II* listed property with a wide prominent double frontage.

Internally, the ground floor is largely open plan and contains a staircase leading to the first floor. The first floor provides further retail space with timber-sash windows providing good natural lighting. There is a mixture of wood effect flooring and carpeting and chandelier-style lighting.

The basement has tiled flooring and provides a kitchen, storage area and a WC.

Externally, the property compliments the remainder of the terrace with both elevations constructed from ashlar facing stonework and ornate period features including stone carved caryatids.

Accommodation

The approximate Net Internal Area is as follows:

Ground Floor Sales	63.07 sq m	(679 sq ft)
First Floor Sales	54.96 sq m	(591 sq ft)
Total Sales:	118.03 sq m	(1,270 sq ft)
Plus Basement	45.38 sq m	(488 sq ft)

To Let Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

Quoting rent: £48,000 per annum exclusive.

For Sale Terms

Alternatively, the client will consider a sale of the freehold, subject to vacant possession.

Guide price: £675,000.

NB. The current tenant has advised that they will be vacating on lease expiry October 2025.



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk



*Basement, Ground and First Floor,
10-11 Montpelier Walk
Cheltenham,
GL50 1SD*

- *Class E unit with feature double frontage*
- *Located in Cheltenham's prestigious area of Montpelier*
- *Opposite Montpelier Gardens where many of the town's festivals take place*

Rates

Rateable Value: £59,500.

Please note that this is not the amount payable, a proportion of this amount is liable to be paid.

The above information was obtained from the Valuation Office website. For more information, interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable & any relief available.

Legal Fees

Each party to bear its own legal costs incurred in the transaction.

VAT

We understand that VAT may be payable on the rent, price or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees or purchasers must satisfy themselves as to the VAT position by taking appropriate professional advice.



Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

EPC

EPC C (72). Full report available on request.

Viewing

By prior appointment with the sole agent KBW.

Ref: 527090

Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

T. 01242 244744

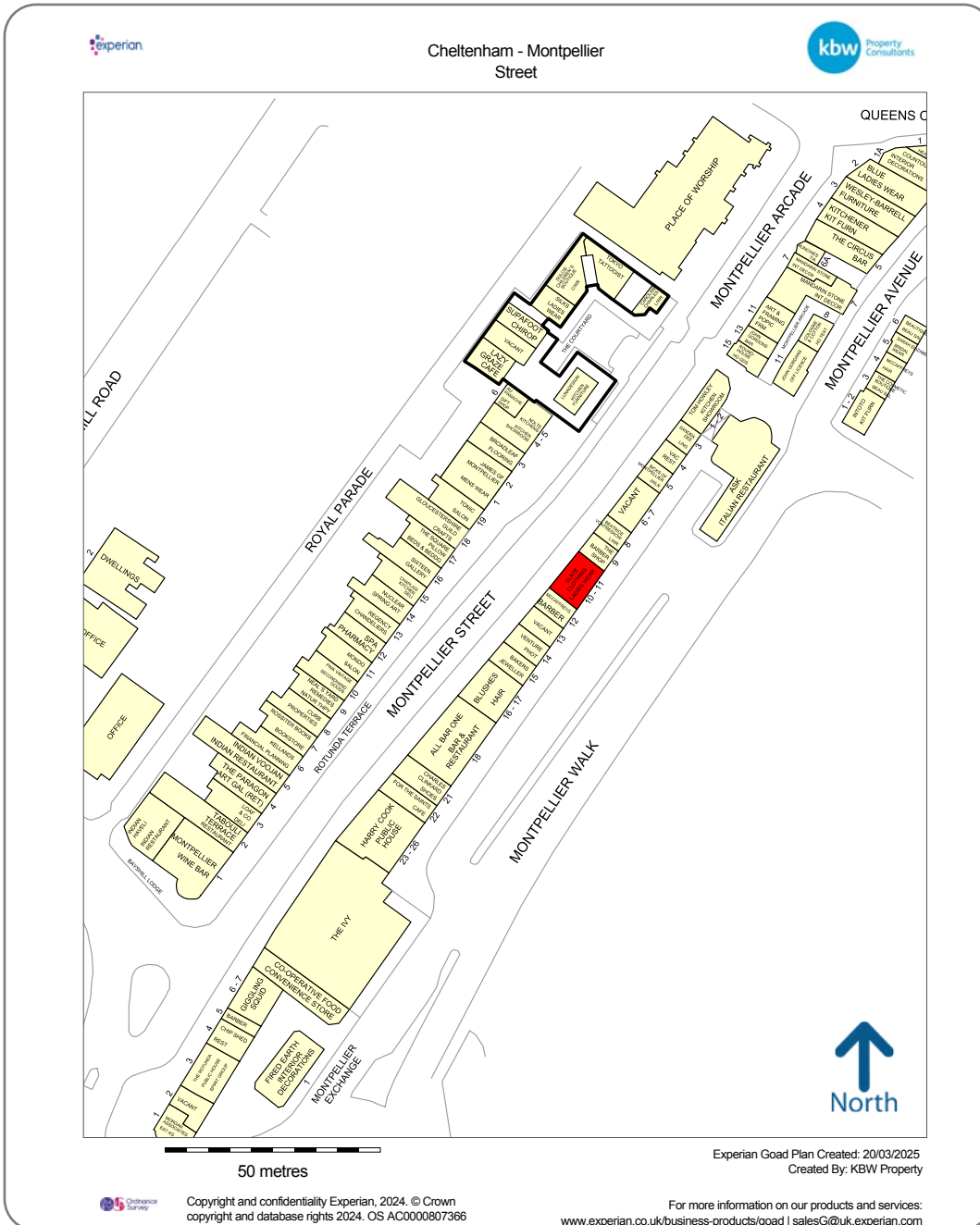
E. enquiries@kbw.co.uk

W. www.kbw.co.uk



Basement, Ground and First Floor, 10-11 Montpelier Walk Cheltenham, GL50 1SD

- Class E unit with feature double frontage
- Located in Cheltenham's prestigious area of Montpelier
- Opposite Montpelier Gardens where many of the town's festivals take place



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

T. 01242 244744
E. enquiries@kbw.co.uk
W. www.kbw.co.uk