



# 1-2 Montpellier Avenue Cheltenham, GL50 1SA

- Class E retail unit over two floors with self-contained two storey apartment above
- Located within the prestigious Montpellier district of Cheltenham, overlooking Montpellier Gardens & located near Promenade

*Retail Shop &  
Apartment  
For Sale*

*Price  
Reduction*

*89.67 sq m  
(965 sq ft) approx  
plus 2 bedroom  
apartment above.*



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## Location

Montpellier 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 on the corner of Montpellier Avenue and Montpellier Spa road (a main thoroughfare), overlooking Montpellier gardens. Other nearby occupiers include the Queens Hotel, Park Gallery, John Gordons Wine Bar and Cologne & Cotton.

what3words  
///shop.planet.pouch

## Description

The property comprises a Grade II listed end terrace building. The premises provide commercial accommodation on the ground and basement levels with a ground floor sales area along with basement

which could be used for further sales space or ancillary. A staff kitchen and WC are also located in the basement.

The upper floors comprise a two bedroom duplex apartment which is self-contained with its own access from Montpellier Avenue.

## Accommodation

The approximate Net Internal Area is:

Ground floor sales:	42.37 sq m	(456 sq ft)
Basement:	40.43 sq m	(435 sq ft)
Kitchen:	6.87 sq m	(74 sq ft)
<b>Total:</b>	<b>89.67 sq m</b>	<b>(965 sq ft)</b>

The first and second floors comprise a two bedroom duplex apartment with living room, kitchen and shower room.



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## Current Occupation

The residential apartment is currently let on a 12 month AST at a rent of £1,250 pcm, expiring 30/05/25.

The commercial ground floor and basement is currently vacant with potential interest. More details available upon request.



## Guide Price

£785,000 for the freehold interest, subject to the residential tenancy.

## Use

The ground floor and basement has most recently been used as a retail showroom falling within the new 'Class E' use class. Class E includes a range of uses including retail, restaurant, office, financial & professional services, medical & health and some leisure. Subject to landlord approval.

## Rates

Rateable Value: £34,750

Council Tax Band: B

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.



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## Legal Fees

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

## EPC

The building has an energy performance rating of C (64). Copy available upon request.

## VAT

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

## Viewing

By prior appointment with the sole agent KBW.

Ref: 529092

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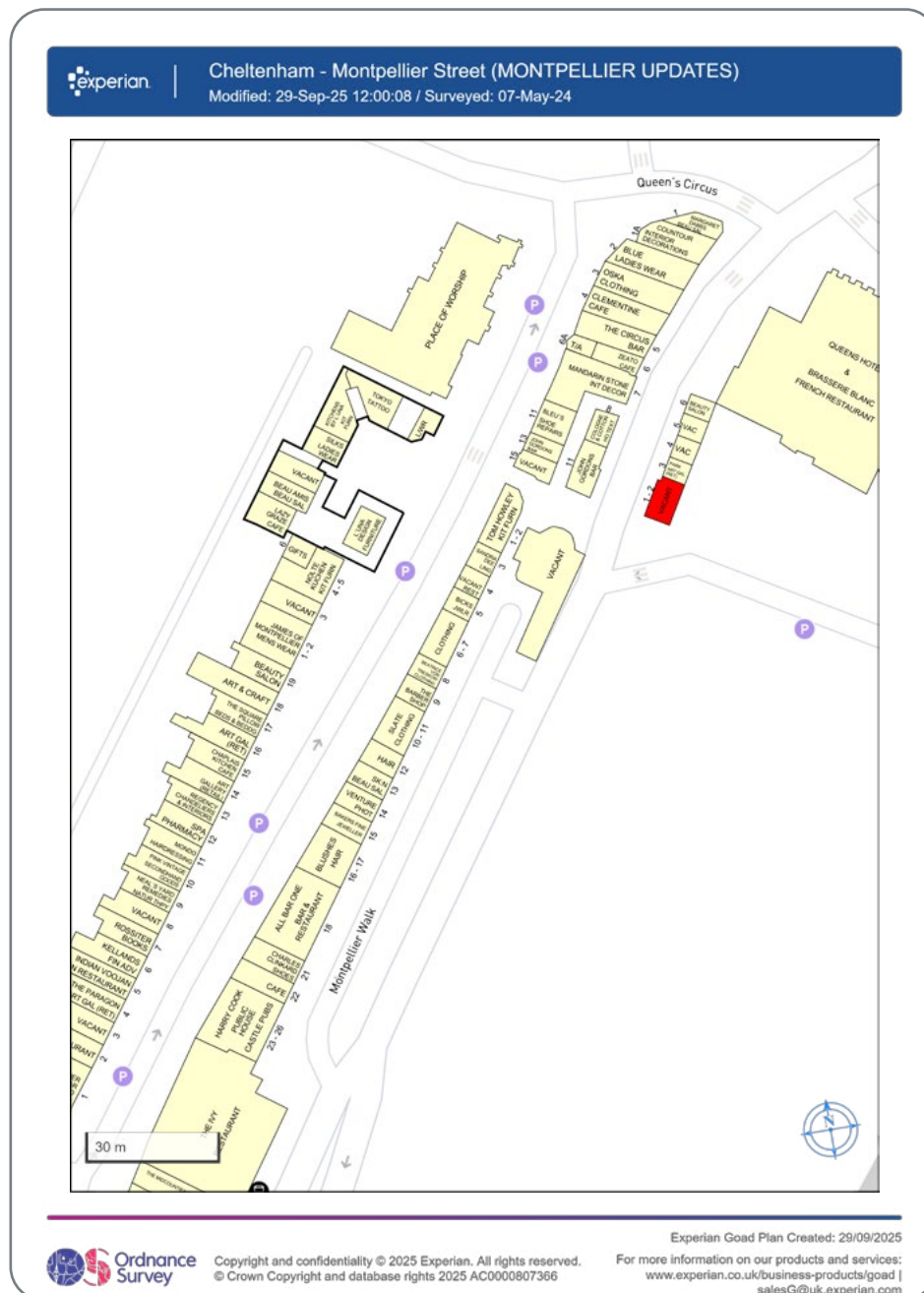
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