

TO LET

RETAIL

3 THE COURTYARD, MONTPELLIER STREET, CHELTENHAM, GL50 1SR

651 sq ft (60.52 sq m)



- Prominent Retail Shop
- Sought After Location

**JOHN RYDE
COMMERCIAL**

www.johnryde.co.uk

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LOCATION

Unit 3 The Courtyard is located in a prominent retail location fronting Montpellier Street in the renowned retail and leisure area of Montpellier, Cheltenham.

Cheltenham is a Regency Spa town having a population of 115,000 (source Office for National Statistics 2010), located approximately 99 miles to the west of London and midway between Bristol and Birmingham adjacent to junction 11 of the M5 motorway with dual carriageway access to London via the A417/419 and M4 motorway. Railway services are to London Paddington (2 hours 10 mins).

DESCRIPTION

3 The Courtyard comprises a mid-terraced building with available space arranged at ground floor level.

ACCOMMODATION *(Approximate measurements and Net Internal Floor Areas)*

The retail unit benefits from a fully glazed shopfront, facing out onto Montpellier Street. There is a WC provision within the unit.

Retail area 60.52 sq m (651 sq ft)

SERVICES

It is understood that mains electricity, water and drainage are connected.

BUSINESS RATES

The premises are assessed at a Rateable Value of: £20,750
Source: Valuation Office Agency website. See notes below

SERVICE CHARGE

A service charge will be levied in respect of maintenance and upkeep of external and common areas of the

building and provision of services to the site.

LEASE TERMS

The premises are currently let on a lease for a term of years expiring on 30th April 2028. The rent payable is £27,500 per annum and the rent is payable quarterly in advance on the usual quarter days. The tenant has the option to terminate the lease as at 1st May 2023. The rent will be reviewed on 1st May 2023. The lease is available for assignment without premium.

PROPOSALS

An application to take an assignment of the lease, or possible sub-lease from the existing tenant are invited.

VAT

It is understood that the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building is assessed at an energy efficiency rating of C(67). A copy of the certificate is available on request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

VIEWING

For further information or to arrange a viewing please contact the sole agent: -

John Ryde Commercial
14 Royal Crescent
Cheltenham
GL50 3DA
Tel: 01242 576276

Email: enquiries@johnryde.co.uk

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IMPORTANT NOTICES

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND – None of these have been tested by John Ryde Commercial. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

BUSINESS RATES - Standard Uniform Business Rate Multiplier 2019/2020 is 50.4 pence in the pound. Small Business Multiplier 49.1 pence in the pound (applicable to Rateable Values under £15,000). Total exemption for qualifying parties for properties with Rateable Values under £12,000. For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%. Information obtained from www.gov.uk and Rateable Values from www.voa.gov.uk. To be verified by the new occupier. Transitional arrangements, eligibility for the Small Business Rate Relief scheme, or appeals against Rateable Value may affect the bill payable. For further information search 'business rates' at www.gov.uk.

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