

TO LET

OFFICES

4 BATH MEWS, BATH PARADE, CHELTENHAM, GL5 7HL

56.26 SQ M (605 SQ FT)



- Self Contained Office Building
- 2 Car Parking Spaces
- To Let on New Lease, Renovated & decorated.
- £10,000 per annum exclusive

**JOHN RYDE
COMMERCIAL**

www.johnryde.co.uk

01242 576276





LOCATION

Bath Mews is situated close to Cheltenham Town Centre in Bath Parade which links College Road to Bath Road (part of the town's inner ring road). The Bath Road car park is situated opposite the entrance to Bath Mews.

DESCRIPTION

No 4 Bath Mews comprises a self-contained office building on ground and first floors with the benefit of two courtyard car parking spaces.

- gas central heating (new boiler April '18)
- replacement windows and new front door (these works yet to be carried out)

ACCOMMODATION (approximate Net Internal Areas)

Ground floor Overall 4.25 x 7.83m providing net floor area of 26.93 sq m (290 sq ft)

- Tea point (with built in fridge/hob unit)
- Under stair storage cupboard.
- Separate wc.

First floor Open plan office 4.24 x 7.85m
29.33 sq m (315 sq ft)

- Full height storage cupboards.

OUTSIDE

Two car parking spaces allocated in the courtyard.

SERVICES

All mains services are connected. Gas central heating is served by a Vaillant combination boiler installed in April 2018.

RATING (Source VOA Website)

The premises are assessed for rating purposes at a rateable value of £6,200.

ENERGY PERFORMANCE CERTIFICATE

72—C (Certificate and Rec Report available on request)

VAT

The premises are elected for VAT and VAT is payable on rent, service charge, insurance payments due to the landlord.

LEASE TERMS

The premises are offered to let on a new lease for a term of years to be agreed at a commencing rental of £10,000 per annum. Rent reviews will take place on an upward only basis in the third year of the term as appropriate.

The tenant will be responsible for maintaining the premises in good repair, decoration and condition.

SERVICE COSTS

Insurance payable for the property is £560 per annum approximately at the current time and service charge payable for the common areas, including sweeping and floor displays of £100 per quarter per annum.

LEGAL COSTS

Each party are responsible for its own legal costs arising.

VIEWING

By appointment through the agents:

John Ryde Commercial
14 Royal Crescent
Cheltenham
GL50 3DA

Tel: 01242 576276

email: enquiries@johnryde.co.uk
tmsmith@johnryde.co.uk

May 2018

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 2018/2019 49.3 pence in the pound. Small Business Multiplier 48 pence in the pound (applicable to rateable values under £51,000). Total exemption for qualifying parties for properties with rateable values under £12,000. 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.

MISREPRESENTATION ACT - These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither our client nor John Ryde Commercial shall be responsible for statements or representations made. Our client does not make or give and neither John Ryde Commercial nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.