TO LET

RESTAURANT/RETAIL PREMISES

226 BATH ROAD, CHELTENHAM, GL53 7ND
Former Indus Restaurant with Self-Contained First Floor Flat

• Ground Floor Area 138.40 Sq M (1,490 Sq Ft)
• Two Bedroom First Floor Flat (accessed from rear)
• Established A3/Restaurant Use
• New Lease Available

JOHN RYDE COMMERCIAL
www.johnryde.co.uk
01242 576276
LOCATION
The premises are located within the busy Bath Road neighbourhood shopping area of Cheltenham.

DESCRIPTION
A two storey building comprising ground floor suitable for continued restaurant or retail use together with cellar storage and two bedroom first floor flat.

ACCOMMODATION (approximate Net Internal Areas)

Ground floor
- Internal Width: 6.52 m
- Retail Area Depth: 26.04 m
- Built Depth: 28.10 m
- Restaurant/Retail Area including Kitchen: 128.66 sq m (1,384 sq ft)
- Ground Floor Store: 9.72 sq m (105 sq ft)
- WC Facilities are provided in addition.

First Floor Flat
- With access from rear alleyway, provides
  - Kitchen
  - Shower Room and WC
  - Living Room
  - Two Bedrooms
  - Store Room
  - Attic Storage Room with roof light

Externally
- Rear access is provided from a service lane leading from Naunton Crescent suitable for pedestrians or vehicles. At the rear of the property there is currently a wooden shed and a cold store which may be suitable for future use or removal to provide on site car parking facility.

SERVICES
Mains electricity, gas, water and drainage are connected.

RATING (Source VOA Website)
The premises are assessed for Rating purposes at:
- Ground Floor Restaurant and Premises have a Rateable value of £23,250.
- First Floor Flat - Council Tax assessment - Band A.

EPC
TBC.

VAT
The property is not currently elected for VAT.

LEASE TERM
The premises are available to let by way of a new lease on full repairing and insuring terms. The landlord is undertaking various renovation works at the premises and will agree with the tenant the extent of these both internally and externally. The lease is to be granted for a term of 10 years or more at a commencing rental of £35,000 per annum. Rent review to be at the end of every fifth year of the term on an upward only basis.

INSURANCE
The property will be insured by the landlord and the tenant will repay the premium.

PLANNING
The premises have been used on the ground floor as a restaurant for in excess of 30 years and this falls within Class A3 of the Use Classes Order.

The first floor has been used for residential purposes.

RENT DEPOSIT
The ingoing tenant may be required to pay a rent deposit equating to 6 months rent to be held by the landlord for the duration of the lease term.

LEGAL COSTS
Each party to be responsible for its own legal costs arising.

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
e-mail: 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 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.gov.uk. To be verified by the new occupier. Transitonal 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.