



10 Rotunda Terrace
Montpellier, Cheltenham
GL50 1SW

- Ground floor and basement sales
- Courtyard garden

To Let

Total Sales Area
74.9 sq m
(807 sq ft) approx



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





10 Rotunda Terrace Montpellier, Cheltenham GL50 1SW

- Ground floor and basement sales
- Courtyard garden

Location

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

The subject premises is prominently situated on Rotunda Terrace. Other nearby traders include Neal's Yard Remedies, Tom

Howley, Dubarry, Blushes Hair Salon, All Bar One and The Ivy.

Description

The property comprises a three storey Grade II* period building with a basement. The premises provide a ground floor and basement shop with a courtyard garden. There is an option to have tables and chairs on the wide pedestrian footpath in front of the property subject to the appropriate licence from the council.



Accommodation

The approximate dimensions and net internal floor areas are as follows:

Gross frontage:	5.3 m	(17 ft 3)
Shop depth:	11.04 m	(36 ft 3)
Internal width:	3.74 m	(12 ft 3)

Ground floor sales:	35.17 sq m	(378 sq ft)
Basement sales/ancillary:	39.77 sq m	(428 sq ft)
Total sales/ancillary:	74.94 sq m	(807 sq ft)

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



10 Rotunda Terrace Montpellier, Cheltenham GL50 1SW

- Ground floor and basement sales
- Courtyard garden

Terms

Available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed incorporating regular rent reviews.

Rent

£27,500 per annum
exclusive

Rates

Rateable Value £14,500

The Rateable Value is obtained from the Valuation Office website. Interested parties should make their own enquires of the billing authority (Cheltenham Borough Council 01242-262626) to verify the current rates payable.

Legal Costs

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



VAT

VAT maybe payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves

as to the VAT position by taking appropriate professional advice.

EPC

Exempt as listed building.

Viewings

By prior appointment with the sole agents KBW.

REF: 915082

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

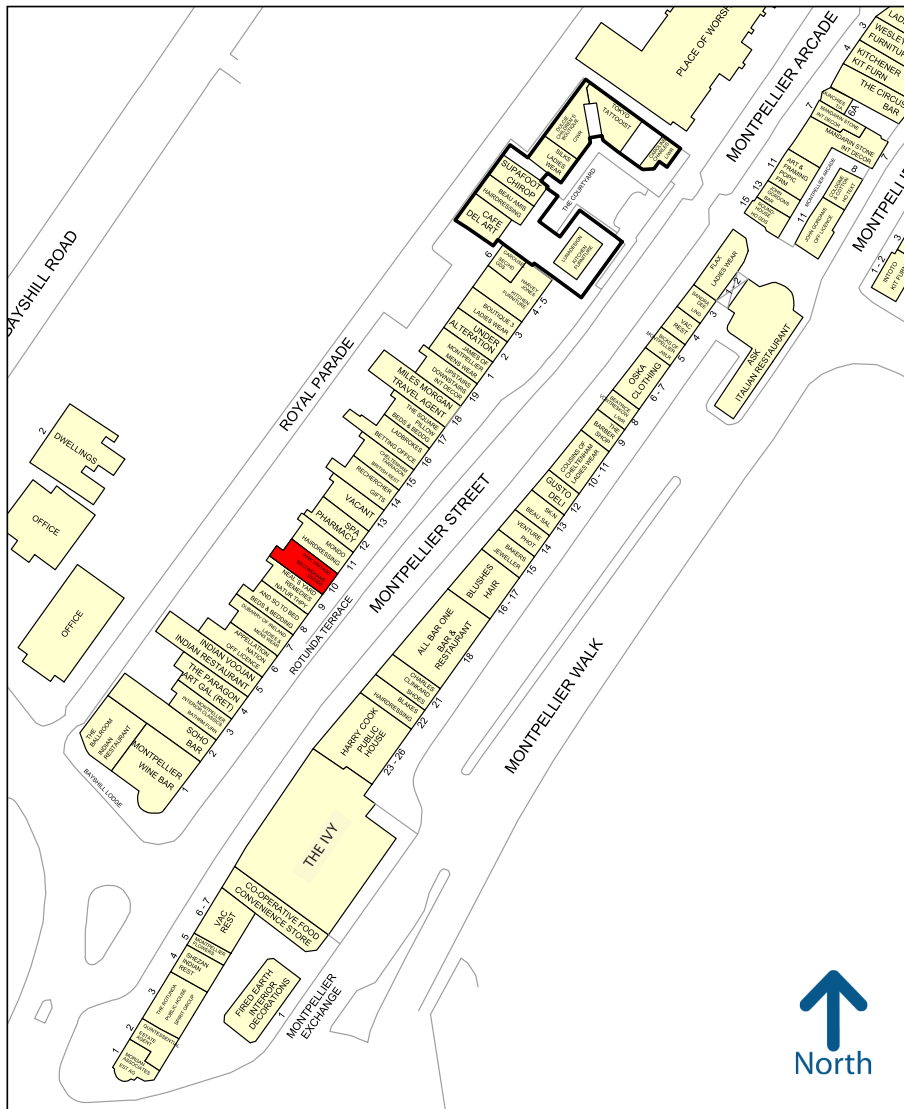


10 Rotunda Terrace Montpellier, Cheltenham GL50 1SW

- Ground floor and basement sales
- Courtyard garden



10 Rotunda Terrace, Montpellier,
Cheltenham



Experian Goad Plan Created: 29/05/2019
Created By: KBW Property



Copyright and confidentiality Experian, 2019. © Crown
copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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