



4 Imperial Square Cheltenham GL50 1QB

- Central office location close to the Promenade
 - Period building with many fine features
 - Allocated car parking to the front and rear
 - Available as a whole building or in part

To Let

59.27 sq m - 224.36 sq m

(638 sq ft - 2,415 sq ft)



STUAR

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Location

With a population of around 120,000, Cheltenham is an important regional centre within the heart of the Cotswolds. The town serves an extensive catchment area and is renowned for its range and quality of shopping and its various festivals which attract many visitors throughout the year.

The town benefits from good transport connections to the Midlands and South West with Junctions 10 & 11 of the M5 motorway located approximately 4

miles to the West of the town centre providing direct access to Bristol and Birmingham. The A417 (dual carriageway) provides good access to the M4 motorway and London. Cheltenham has regular train services to London Paddington (1 hour 55), Birmingham (40 mins) and Bristol (45 mins).

The subject property is located within Imperial Square; the established central office district of Cheltenham, overlooking the Town Hall and Imperial Gardens just a short walk from the Promenade shopping area.



Accommodation

The approximate net internal areas are as follows:

Lower Ground Floor:	NOW LET
Ground Floor:	85.66 sq m (922 sq ft)
First Floor:	79.43 sq m (855 sq ft)
Second Floor:	59.27 sq m (638 sq ft)
Total:	224.36 sq m (2,415 sq ft)



Nearby occupiers include Thomson Bancks Solicitors, Montpellier Asset Managers, Imperial Hearing, Stuart Holmes as well as other professional services. On the opposite side of Imperial Gardens is the well-known Queens Hotel and popular hotel

and restaurant 131 Promenade; both leading towards Montpellier with its upmarket stores and fine-dining experiences. The Quadrangle building opposite is due to undergo redevelopment providing refurbished restaurant and office space.

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.

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Description

This Grade II Listed Regency mid terrace property has a main entrance accessed via Imperial Square, leading into office / Class D1 (clinic) space over four levels.

The ground and first floor levels are divided into two main office areas on each floor, plus kitchen and WC facilities. Both levels have many fine period features including Regency style moulding, high ceilings and large sash windows. The second floor has three separate offices.

The lower ground floor (now let) is self-contained and accessed separately via external steps to the front.

Three car parking spaces are provided at the front accessed from Imperial Square and a further two are provided to the rear of the property in tandem, accessed from Imperial Lane. Further public parking is available nearby on both Rodney Road and within the Regent Arcade multi-storey car park. Business permits are also available for Imperial Square.

The building is heated via



electric heating on the upper floors, whilst there is gas central heating on the lower ground floor level. There are fluorescent ceilings lights, power and data points to the majority of rooms. There is a combination of carpet, wood effect and lino flooring throughout the building.

The building can be let as a whole or in part.

Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

Consideration will be given to lettings in part.

Rent

The rent for the ground, first and second floors is £39,500 per annum exclusive.



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Use

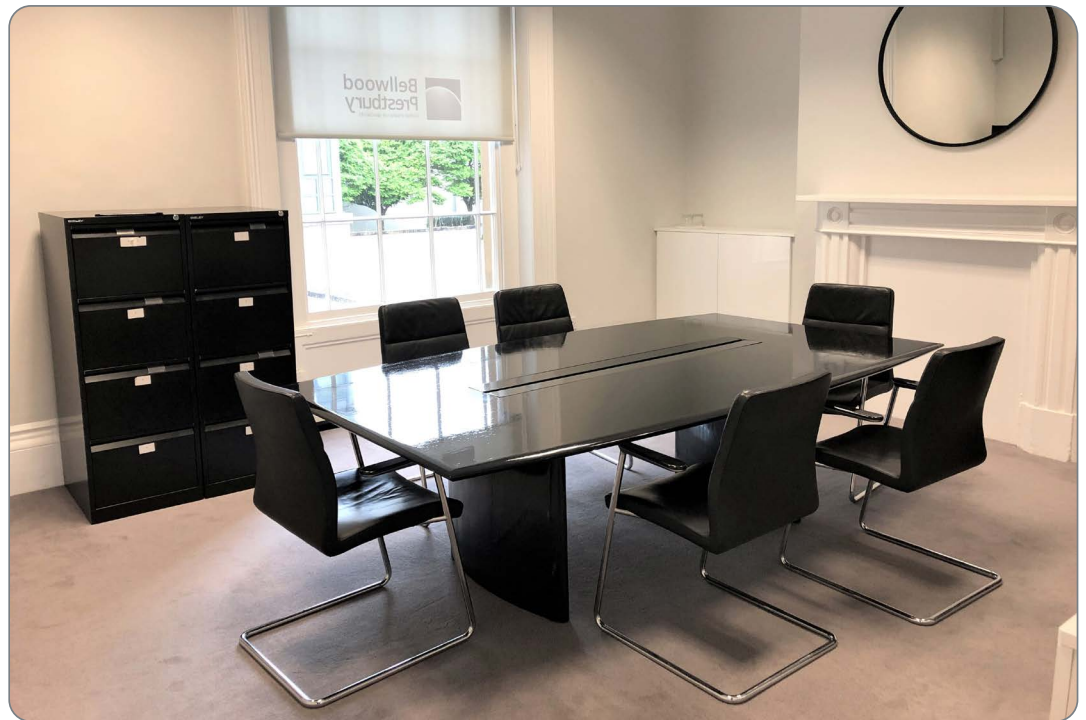
The property has a Class B1(a) office use on the ground, first and second floors and a Class D1 use on the lower ground floor level.

Rates

The building is currently split into a number of assessments for the purposes of the Rateable Value.

Basement (rear): £720
Basement (front): £7,300
Ground, First, Second floors: £26,750

The above information was obtained from the Valuation



Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

Legal Costs

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

VAT

VAT may be 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.

Viewings

By prior appointment with the sole agent KBW.

Ref: 911180



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