



# TO LET

## CHELTENHAM – UNITS 2 & 3 FROGMORE HOUSE, REGENT STREET GL50 1JD.



- Prominent retail premises in close proximity to the Regent Arcade and Cavendish House.
- The property is available by way of a new lease for a term to be agreed. Consideration will be given to a letting Units 2 and 3 individually, subject to terms.
- Potential for a variety of uses subject to the necessary consents being obtained.
- Total area 224.53 sq m (2,418 sq ft)

**COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT**

## LOCATION

The property is situated in the spa town of Cheltenham which has a population of approximately 110,000 and lies in the heart of the Cotswolds. There is excellent road communications with the M5 motorway lying on the Western fringes of the town and the main A40 road providing access to the West Country, Oxford and London to the East. There is in addition a main line railway station in the town forming a link to London Paddington with journey time of just under two hours.

Ormond Place is situated just off the Promenade in close proximity to Cavendish House (House of Fraser), the Everyman Theatre and entrance Regents Arcade Shopping Centre. Other occupiers on Ormond Place include Moss Bros, Beards Jewellers and Tony and Guy Hairdressers.

## DESCRIPTION

The property comprises a corner terraced three storey building of rendered masonry construction under a slate tiled roof behind a parapet wall.

Unit 2 occupies a corner position fronting both Ormond Place and Regent Street and comprises retail on ground and first floors with an additional office/store, kitchen and WC at first floor level.



Unit 3 fronts Regent Street, but is internally connected to Unit 2 and provides a ground floor retail unit with rear store and two WC's.

Internally the accommodation has been shop fitted to suit the occupiers, but includes laminate or timber flooring, emulsioned walls and ceiling with spot and fluorescent lighting.

Heating is provided by electric heaters or cassette air conditioning units. There are wall mounted electricity and telephone points throughout.

## ACCOMMODATION

(Approximate Net Internal area)

### Unit 2

#### Ground Floor

Retail	72.02 sq m	(775 sq ft)
Store	2.03 sq m	(23 sq ft)

#### First Floor

Retail	61.01 sq m	(657 sq ft)
Office/store	27.56 sq m	(297 sq ft)
<b>Total</b>	<b>162.62 sq m</b>	<b>(1,752 sq ft)</b>

### Unit 3

#### Ground Floor

Retail	45.27 sq m	(487 sq ft)
Store/Kitchen	16.64 sq m	(179 sq ft)
<b>Total</b>	<b>61.91 sq m</b>	<b>(666 sq ft)</b>

**TOTAL 224.53 sq m (2,418 sq ft)**

## EPC

EPCs are being prepared.

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH & Co CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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## RATES

The entry currently appearing on the Valuation List is:

Rateable Value: £58,500  
Rate in £ 2020/2021: 0.512

Prospective occupiers are advised to make their own enquiries of the Local Authority to establish the position in respect of the inheritance of transitional relief.



## PLANNING

The property has been used for general retail which falls within Class E of the Town & County (Use Classes) Order 1987 as amended September 2020.

## TERMS

The property is available by way of a new lease for a term to be agreed. Consideration will also be given to letting Units 2 and 3 individually, subject to terms.

## RENT

£60,000 per annum exclusive.

## SERVICE CHARGE

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

## VAT

The property is not elected for VAT.

## LEGAL COSTS

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



## VIEWING

Strictly by prior arrangement with the agents.

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Or

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**01242 237274 or 01452 300433**

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