

# BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**31 LECKHAMPTON ROAD  
CHELTENHAM GL53 0BD**

## FOR SALE

186.64 Sq m(2009 sq ft)



**3 STOREY LATE VICTORIAN BUILDING  
NOT LISTED  
FULLY LET AS DENTAL PRACTICE  
LARGE REAR CAR PARK  
WELL PRESENTED  
FREEHOLD AVAILABLE  
DEVELOPMENT POTENTIAL  
GUIDE PRICE £850K**



12 Rodney Road, Cheltenham GL50 1JJ  
Tel: 01242 512299 Fax: 01242 518989

**LOCATION** The property is located on Leckhampton road Cheltenham halfway up the road on the right hand side at the junction of Croft Road.

**DESCRIPTION** The property is a three-storey detached late Victorian building currently used as a Dental practice. The property benefits from Air Conditioning, a wired fire alarm system and a large rear car park. The property is light and well proportioned.

**ACCOMMODATION** (Approximate dimensions and net internal areas of the property are as follows):

**Lower Ground Floor**

Kitchen 3.07m x 3.65m = 11.20 sq m  
Shower Room 1.60m x 3.29m = 5.26 sq m  
Staff Room 3.18m x 3.06m = 9.73 sq m  
Boiler Room 3.80m x 3.73m = 14.17 sq m  
Front Right 4.74m x 3.17m = 15.02 sq m

**Ground Floor**

Surgery 1) 4.74m x 3.68m = 17.44 sq m  
Reception 3.67m x 3.83m = 14.05 sq m  
Rear Waiting 3.19m x 3.08m = 9.82 sq m  
Waiting 2) 4.29m x 3.26m = 13.98 sq m  
Surgery 2) 3.27m x 2.28m = 7.45 sq m  
Single W/C 2.09m x 1.88m  
Surgery 3) 3.68m x 3.17m = 11.66 sq m

**First Floor**

Front Right 4.21m x 3.69m = 15.53 sq m  
Rear Right 3.16m x 3.71m = 11.72 sq m  
Front Left 4.04m x 3.68m = 14.86 sq m  
Rear Left 3.54m x 3.06m = 10.83 sq m

**RATE VALUE £22,750**

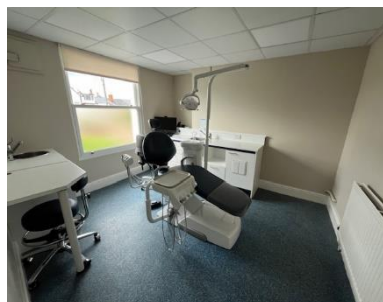
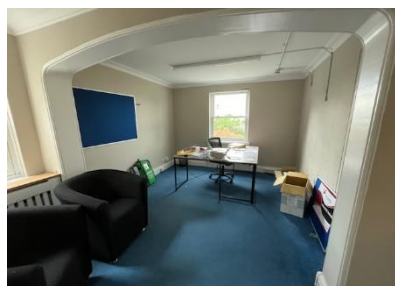
**TOTAL AREA 186.64 SQ M (2009 SQ FT)**

**EPC – 80D**

**USE –Use Class E**

**LEASES** The property has been let to a Dental Practice for a term of 10 years on an FRI basis on a stepped rent rising from £40k pa - £50k pa within five years.

**GUIDE PRICE £850K**



**Please Note:**

**MISREPRESENTATION ACT:** These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

**SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND:** None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

**VALUE ADDED TAX:** V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.

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