

FOR SALE – Commercial Investment Opportunity



301/303/305 High Street, Cheltenham, GL50 3HW



- 3,647 sq. ft (NIA)
- Suitable for Owner Occupier
- Cheltenham Town Centre
- Sold with Vacant Possession

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LOCATION

The property sits on a corner position at the lower end of Cheltenham High Street. The area boasts high footfall with a range of nearby occupiers including Dominos and Pizza Hut along with an array of chain occupiers including Cineworld and Everlast Fitness Clubs within the popular Brewery Quarter, just a short 200m walk from the property.

Cheltenham benefits from excellent public transport links, with the High Street accessible via bus routes from both Cheltenham and Gloucester. Cheltenham Spa station sits 1.1 miles west of the town centre. The town benefits from good road links, with the M5 motorway network lying on the western fringes of the town and the A40 providing access to the West Country, Oxford and London. Royal Well Bus Station lies just 0.5 miles away from the property, providing links to central London, Manchester and other major cities. Nearby car parks include NCP, High St car park and the West End car park, all within 0.5 miles of the subject property.

DESCRIPTION

The property comprises four stories with external painted render, boasting prominent corner position along the popular Cheltenham High Street.

Internally the property is decorated to a high standard on the ground floor, providing lightweight partitions to create internal meeting rooms with perimeter trunking. Upper floors comprise further office space with WC's and kitchenette on each floor. The ground floor benefits from double glazed windows, with uppers providing sash windows.

The property benefits from all services (water, electricity and gas fired central heating).

TENURE

Freehold with vacant possession.

BUSINESS RATES

We understand the rateable value to be:

Ground Floor - £18,750

First and Second Floors - £18,500

We advise any interested purchaser to make their own enquiries with the Valuation Office Agency.

GUIDE PRICE

Offers are invited on a private treaty basis in excess of £400,000.

ACCOMMODATION (NIA) Approx.

Floor	Sq. M	Sq. Ft
Ground Floor	138.54	1,491
First Floor	91.03	980
Second Floor	90.71	976
Third Floor	18.52	199
Total	338.80	3,647

VAT

VAT is not applicable on this property.

EPC

An EPC is to be commissioned ahead of a sale.

PLANNING PERMISSION

We are advised that planning has been permitted for residential apartments to the 2nd floor under planning reference 98/01170/PC: *Change Of Use Of First Floor To Class A3 Restaurant, Creation Of Additional Dwelling Unit To Second Floor.*

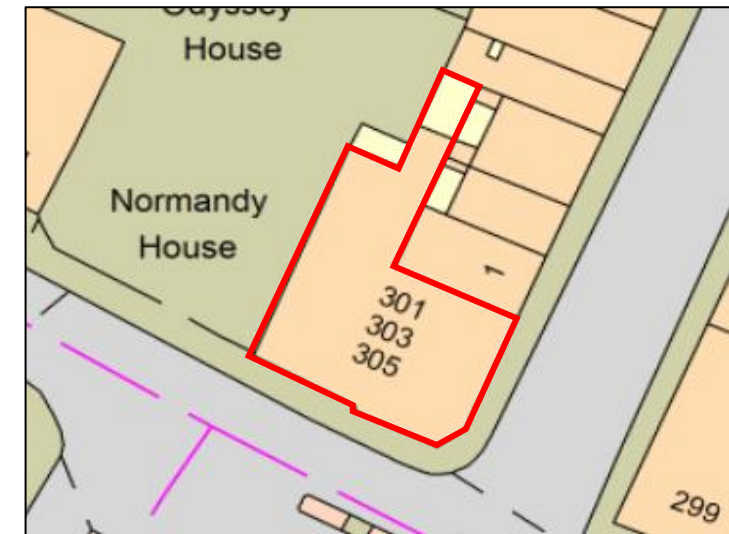
LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

VIEWINGS & FURTHER INFORMATION

If you require any further information or would like to arrange a viewing, please do not hesitate to contact Bruton Knowles on the details provided. Viewing appointments available on request, strictly by appointment with Bruton Knowles.

Subject to Contact – November 2021



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

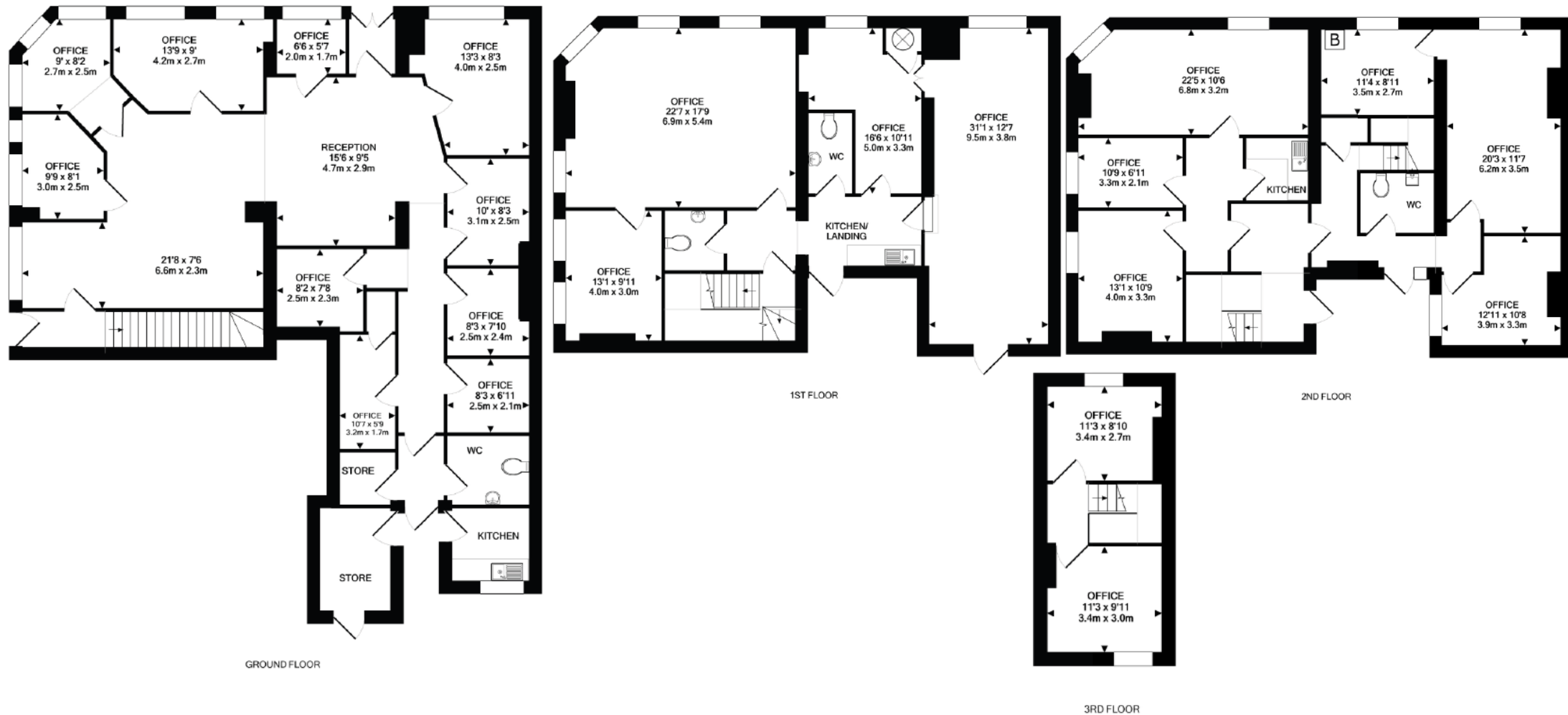
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BK Bruton Knowles

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FLOOR PLANS



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CONTACT

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