



FOR SALE or TO LET

CHELTENHAM – 9 BATH MEWS, BATH PARADE, GL53 7HL.



- Self-contained office building
- 2 allocated parking spaces.
- Within a 5 minute walk of the Town Centre.
- 117.32 sq m (1,263 sq ft).

AGENCY | PROFESSIONAL | PROPERTY MANAGEMENT



LOCATION

Bath Mews is situated on the southern side of Bath Parade, approximately 75 metres from its junction with Bath Road, which forms part of the town's inner ring road. The property is within ¼ of a mile of the town's main shopping areas of the Promenade and High Street and there is a public 'pay and display' surfaced car park at the junction of Bath Parade and Bath Road.

Bath Mews comprises a courtyard office scheme of eleven units completed in circa 1986. Number 9 is part of the rear of Bath Mews within the main courtyard, just off Bath Parade accessed through a central archway.

DESCRIPTION

The property is constructed with cavity brickwork walls, with the first and second floors overhanging undercroft parking spaces, under a tiled mansard roof which incorporates timber framed double glazed Velux windows.

The accommodation comprises a ground floor entrance lobby leading to a combination of open plan and cellular offices on the upper floors with kitchenette and WC facilities.

The specification includes painted plastered walls, and ceilings with fluorescent strip lighting, uPVC double glazed windows, gas fired central heating and air conditioning in part. A kitchenette and WC facilities are provided and there are 2 allocated parking spaces.

The property has an EPC Rating of D-98.

ACCOMMODATION

Approximate net internal area.

Ground floor	10.43 sq m	(112 sq ft)
First floor	58.35 sq m	(628 sq ft)
Second floor	48.54 sq m	(522 sq ft)
Total	117.32 sq m	(1,263 sq ft)

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 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.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.

PLANNING

Office use only.

RATES

The entry appearing on the Valuation Office Agency website is as follows:

Rateable Value: £10,500
Rate in £ 2020/2021: 0.499

Prospective occupiers are advised to check with the Local Authority to establish the position in respect of transitional relief.

TERMS

The property is available to purchase or by way of a new lease for a term to be agreed.

A charge will be levied to cover the costs associated with the upkeep of the communal areas.

RENT

£15,750 per annum exclusive.

PRICE

On application.

VAT

All figures within these terms are exclusive of VAT where applicable.

LEGAL COSTS

Both parties are responsible for their own costs incurred in the transaction.

VIEWING

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