



Lower Ground Floor
12 Royal Crescent
Cheltenham
GL50 3DA

- Self contained with own entrance from Royal Crescent
 - Two allocated car parking spaces
 - Suitable for alternative uses (subject to planning)

To Let

96.06 sq m
(1,034 sq ft)



T. 01242 244744

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Location

Cheltenham is a large spa town on the edge of the Cotswolds, famous for its Regency Architecture. The town has good access to the motorway network with junctions 10 and 11 within 4 miles of the town centre. The A417/9 provides easy access to Swindon and the M4 to London.

The premises are centrally located on Royal Crescent just off Clarence Parade which forms part of the inner ring road system and is in close proximity to the town's famous Promenade.



The property forms part of Royal Crescent; a terrace of Grade II* listed buildings built at the turn of the 19th Century and believed to be the earliest important

Accommodation

The approximate net internal areas (NIA) are as follows:

Office: 67.26 sq m (724 sq ft)

Kitchen: 15.7 sq m (169 sq ft)

Storage: 13.1 sq m (141 sq ft)

Total: 96.06 sq m (1,034 sq ft)

Plus a rear courtyard area of approximate dimensions 9m x 5m.

Georgian terrace to have been built in Cheltenham (source: Historic England).

Nearby occupiers include Cheltenham Borough

Council, Hughes Paddison, Royal Crescent Surgery, Winston's Wish Charity and Star Legal.



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Description

A self-contained lower ground floor premises forming part of a Grade II* listed building in the centre of the crescent. The lower ground floor is accessed via a separate entrance to the front of Royal Crescent. There is a reception area to the front of the property opening out into an open plan area. To the rear the kitchen and WC facilities can be found as well as an external storage room. The floor to ceiling height is 2.3m.



Externally, there is a rear courtyard measuring 9 metres by 5 metres. There are two allocated car parking spaces.

Terms

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



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Rent

£19,500 per annum exclusive.

Use

Whilst the property currently has a Class A3 use, it is believed Class B1(a) could be obtained. Consideration will be given to alternative uses (subject to planning).

Rates

Rateable Value to be reassessed.

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

Legal Fees

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



EPC

The property has an energy rating C (73). A copy of the Energy Performance Certificate can be made available upon request.

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.

Viewing

By prior appointment with the sole agent KBW.

Ref: 910192

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