

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**2 STRAND COURT
6-8 BATH ROAD
CHELTENHAM, GL53 7HA
TO LET**



**Ground & First Floor Office
Town Centre Location
Modern Office Building
TO LET @ £10,500pa
Available Jan 2026
Rates Free with Exemption**



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

LOCATION

The premises can be found in Cheltenham Town Centre on the Bath Road opposite Sainsbury's and just before the junction with Bath Street. The premises are set back off the road in a small terrace of offices. The adjoining properties include other office occupiers.

DESCRIPTION

The premises comprise of a two storey 1980's modern office building with its own access, kitchen facility and lavatory.

ACCOMMODATION (measured on a net internal area)

Ground Floor Office 4.27m x 5.38m = 22.97 Sq M

Ground Floor Hall / Lavatory 2.63m x 4.28m

First Floor 7m x 5.46m = 33.43 sq m (After Deductions)

Total Area 56.4 Sq M (607 Sq Ft)

Services

Mains Drainage, single phase electricity, water and telephone are available.

Rates – 2025 Rateable Value £ 8200 **Rates Value 2026** £10,000 **Rates Payable** £0 with relief.

Use – Use Class E, it has most recently been used as a tattoo studio.

Leasehold The office is available TO LET at **£10,500pa** on a new internal repairing and insuring lease.



Old Photos

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.

12 Rodney Road, Cheltenham GL50 1JJ

Tel: 01242 512299 Fax: 01242 518989