



12 Montpellier Walk
Cheltenham
GL50 1SD

- Investment Opportunity within the prestigious Montpellier district
- Dual frontage to Montpellier Walk and Montpellier Street

For Sale

*Five storey
retail
building*



T. 01242 244744

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Location

Montpellier is a district of Cheltenham situated at the end of the Promenade on the south side of the town centre. Originally developed in the 1830's in conjunction with the Spas, it is now known for its bars, cafes, restaurants and a range of specialist shops.

The subject premises benefits from dual frontage to Montpellier Walk and Montpellier Street. Other nearby traders include Charles Clinkard Shoes, Neal's Yard Remedies, And So To Bed, Mandarin Stone,

Harvey Jones Kitchens, Blushes Hair Salon, All Bar One bar/restaurant and The Ivy Montpellier Brasserie.

Description

The property forms part of an attractive terrace of Grade II* Listed Regency buildings constructed from Ashlar limestone under a slate roof. The premises benefit from dual frontage, the principal one being on Montpellier Walk overlooking the gardens and a secondary frontage to Montpellier Street.

Accommodation

The approximate net internal floor areas are as follows:

Ground Floor Sales:	33.6 sq m (362 sq ft)
First Floor Sales / Ancillary:	29.5 sq m (318 sq ft)
Basement Ancillary:	31.3 sq m (337 sq ft)
Total:	94.4 sq m (1,017 sq ft)

There is a one bedroom apartment on the second and third floors with approximate maximum dimensions as follows:

Second Floor

Lounge	4.3 m x 3.1 m
Kitchen / Diner	3.1 m x 5.16 m

Third Floor

Bedroom	5.7 m x 3.29 m
Bathroom	2.7 m x 1.74 m



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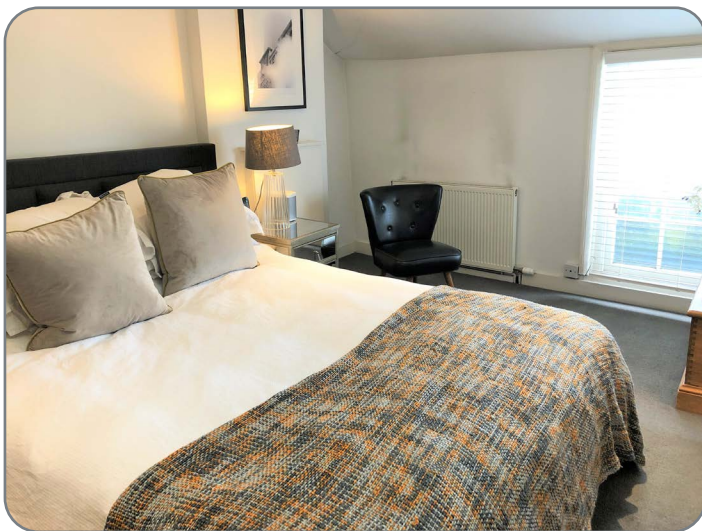
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Terms

Available freehold subject to the existing lease.

Current Lease

The property is currently held on a full repairing, insuring and decorating lease to Appellation Nation Limited (Company No. 9344157). The lease expires April 2023 and the current passing rent is £34,000 per annum exclusive.



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Rates

Rateable Value for the basement, ground and first floors: £22,500.

Council Tax Band: B

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

Price

£625,000 for the freehold interest, subject to the existing lease.

VAT

We understand the building is not elected for VAT. Intending purchasers must satisfy themselves as to the VAT position by taking appropriate professional advice.



Legal Costs

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

EPC

The property is listed and believed to be exempt.

Viewing

By prior appointment with the sole agent KBW.

Ref 123001

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