

**NEWLY REFURBISHED OFFICE PREMISES  
TO LET  
BANK HOUSE  
ABBEY TERRACE  
WINCHCOMBE GL54 5LL**



**Second Floor Office Suites from  
190 (17.66 sq m) to 882 sq ft (81.95 sq m)**

### **Location**

The property is situated approximately 8 miles to the north east of Cheltenham in the centre of Winchcombe. The High Street provides the main arterial route through the town, with retailing centred on High Street and North Street. There is parking available in the town centre.

Occupiers in the town include Co op, Budgens, Lloyds Pharmacy and various pubs, restaurants, cafes and antique shops

## Description

Views from the offices over the Cotswold Hills and the beautiful Saxon Town of Winchcombe.

The newly refurbished space comprises a second floor suite of three offices with exposed beams, painted walls, carpeting, LED lighting and electric wall heaters. There is key code access to the floor which also has a kitchen, 2 wcs, one of which benefits from a shower cubicle. The space could be leased as individual offices or as a self contained floor. Parking is available close by.

## Accommodation (approximate net internal floor areas)

Shared entrance hallway leading to communal stairwell.

	Sq ft	Sq m
Office 1:	190	17.66
Office 2:	305	28.32
Office 3:	309	28.73
Kitchenette:	78	7.24
<b>Total:</b>	<b>882 sq ft</b>	<b>81.95 sq m</b>

## Terms

The property is available to lease on an effective full repairing and insuring basis for a term of years to be agreed.

## Rental

The premises are available at an asking rental of £10,500.00 pa exclusive or individual rooms are available by agreement.

## Rates

The rateable value of the property is £4650.00. Further enquiries can be made at The Tewkesbury Borough Council on 01684 295010

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

An environmental performance certificate is available upon request.

## **VAT**

It is understood the property is not elected for VAT

## **Viewing**

By appointment with the sole agent Noyes Lewis Commercial Property. Contact Simon Noyes- Lewis on 07847 368721 or [snl@noyeslewis.com](mailto:snl@noyeslewis.com)