



19 Rotunda Terrace  
Montpellier Street, Cheltenham  
GL50 1SW

- Three storey building plus basement
  - Courtyard garden and garage
- Retail property within prestigious Montpellier district

*For Sale  
or To Let*

*174.25 sq m  
(1,875 sq ft)*



**T. 01242 244744**

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## Location

Montpellier is a district of Cheltenham situated at the top of 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 is prominently situated on Rotunda Terrace. Other nearby traders include Neal's Yard Remedies, Tom Howley, Dubarry, Blushes Hair Salon, All Bar One and The Ivy.



## Description

The property comprises a three storey Grade II\* listed period building with a basement. The premises provide a ground floor sales area with a rear courtyard accessed via decorative French doors, and ancillary basement accommodation. The first floor currently provides additional retail space or ancillary accommodation including an office and kitchen. The top floor provides ancillary accommodation, currently fitted with a kitchen and bathroom.



Period features are found throughout the property including high ceilings, decorative coving and sash windows.



A double garage, accessed via Royal Parade Mews, provides parking for two small vehicles (or additional storage).

## Price

£725,000 for the freehold interest with vacant possession.

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## Rent / Terms

Alternatively, consideration will be given to a letting of the whole on a new full repairing and insuring lease for a term of years to be agreed including regular rent reviews.

The quoting rent is £35,000 per annum exclusive.

## VAT

VAT may be payable on the price / rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending purchasers / lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

## Accommodation

The approximate dimensions and Net Internal Areas (NIA) are as follows:

Gross Frontage:	6.13 m
Internal Width:	4.95 m
Shop Depth:	11.5m
Ground Floor:	44.25 sq m (476 sq ft)
Basement:	45.34 sq m (488 sq ft)
First Floor:	45.15 sq m (486 sq ft)
Second Floor:	39.51 sq m (425 sq ft)
<b>Total:</b>	<b>174.25 sq m (1,875 sq ft)</b>



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## Rates

The property currently has two assessments.

Ground, Basement and First Floor Rateable Value: £20,250

Second floor council tax band: A

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

## Legal Costs

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

## EPC

The building is listed and therefore believed to be exempt.



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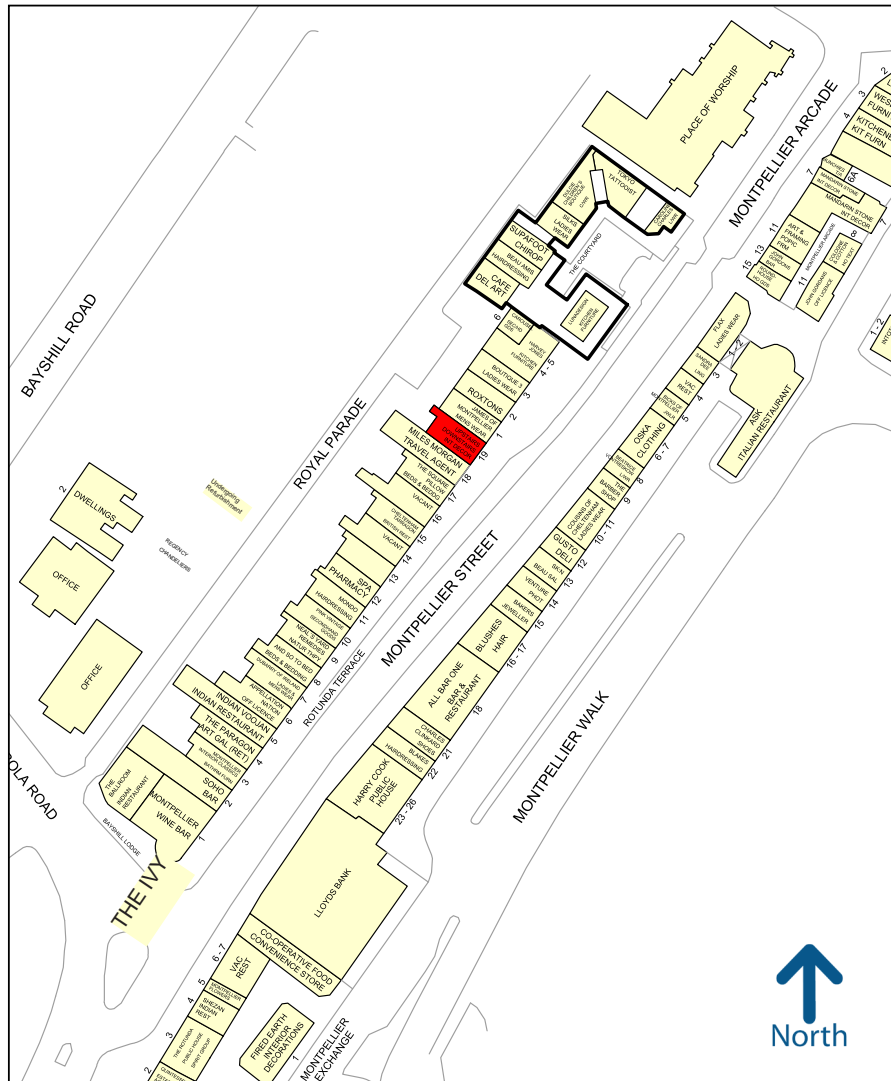
## Viewings

By prior appointment with the sole agent KBW.

REF: 026092



19 Rotunda Terrace,  
Montpellier Street, Cheltenham



50 metres

Experian Goad Plan Created: 11/03/2020  
Created By: KBW Property



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