

**kbw**

19 Rotunda Terrace  
Montpellier Street, Cheltenham  
GL50 1SW

- Retail property within prestigious Montpellier district
- Available to let as a whole or in part
- Courtyard garden

**To Let**

Sales area  
44.25 sq m  
(476 sq ft)



**T. 01242 244744**

**E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)**

**W. [www.kbw.co.uk](http://www.kbw.co.uk)**







**kbw**

# 19 Rotunda Terrace Montpellier Street, Cheltenham GL50 1SW

- Retail property within prestigious Montpellier district
- Available to let as a whole or in part
- Courtyard garden

## 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

Available to let in part or as a whole, 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 is fitted as a modern one bedroom apartment with open plan



kitchen / living room, integrated appliances and separate 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).



Disclaimer: KBW Chartered Surveyors for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Chartered Surveyors has any authority to make any representation of warranty whatsoever in relation to this property.

**T. 01242 244744**

**E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)**

**W. [www.kbw.co.uk](http://www.kbw.co.uk)**



# 19 Rotunda Terrace Montpellier Street, Cheltenham GL50 1SW

- Retail property within prestigious Montpellier district
- Available to let as a whole or in part
- Courtyard garden



## Terms

The property is available to let as a whole, or the ground and basement separately. Available on a new effectively full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

## Rent

Ground and basement only £25,000 per annum exclusive.

Whole building £35,000 per annum exclusive.

## 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)
<b>Total:</b>	<b>134.74 sq m (1,450 sq ft)</b>

There is a second floor one bedroom apartment with maximum dimensions as follows:

Lounge:	5.1 m x 4.07 m
Kitchen:	3.28 m x 2.09 m
Bedroom:	3.06 m x 3.64 m (plus wardrobe 1.1 m x 1.03 m)
Bathroom:	2.07 m x 1.74 m



Disclaimer: KBW Chartered Surveyors for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Chartered Surveyors has any authority to make any representation of warranty whatsoever in relation to this property.

**T. 01242 244744**

**E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)**

**W. [www.kbw.co.uk](http://www.kbw.co.uk)**





**kbw**

# 19 Rotunda Terrace Montpellier Street, Cheltenham GL50 1SW

- Retail property within prestigious Montpellier district
- Available to let as a whole or in part
- Courtyard garden

## Rates

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

Second floor apartment  
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 exempt.



## 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.

## Viewings

By prior appointment with  
the sole agent KBW.

REF: 917080

Disclaimer: KBW Chartered Surveyors for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Chartered Surveyors has any authority to make any representation of warranty whatsoever in relation to this property.

**T. 01242 244744**

**E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)**

**W. [www.kbw.co.uk](http://www.kbw.co.uk)**

