

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)

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TO LET
Shop with Upper Parts
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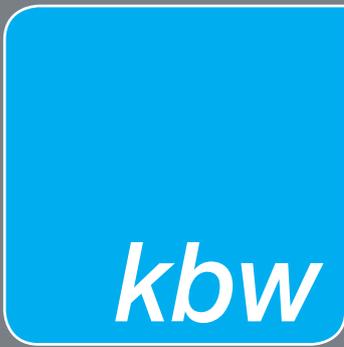
UPSTAIRS DOWNSTAIRS

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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

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).

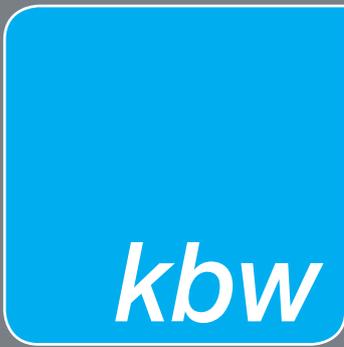


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Terms

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)
Total:	134.74 sq m (1,450 sq ft)

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

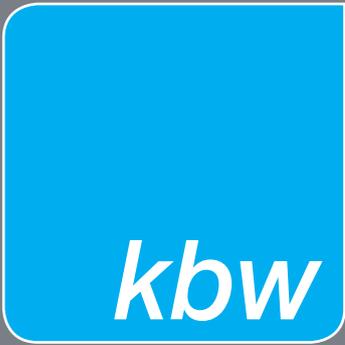


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Rates

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.

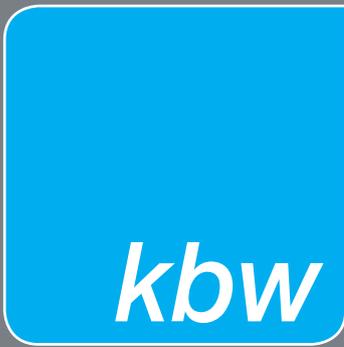
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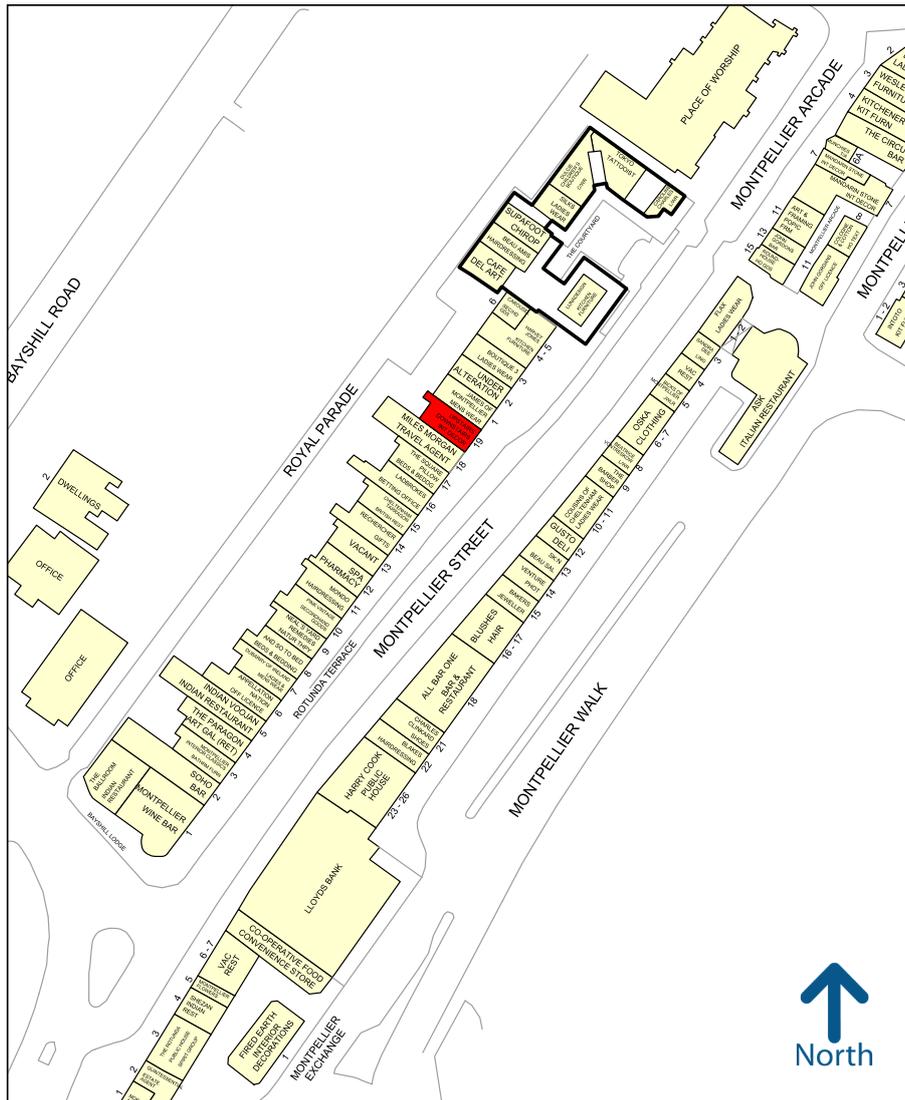


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50 metres

Experian Goad Plan Created: 09/07/2019
Created By: KBW Property



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