

**kbw**

10 Rotunda Terrace  
Montpellier, Cheltenham  
GL50 1SW

- Ground floor and basement sales
- Courtyard garden

**To Let**

Total Sales Area  
74.9 sq m  
(807 sq ft) approx



**T. 01242 244744**

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

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







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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 is prominently situated on Rotunda Terrace. Other

nearby traders include Neal's Yard Remedies, Charles Clinkard Shoes, And So To Bed, Mandarin Stone, Harvey Jones Kitchens, Blushes Hair Salon and All Bar One bar/restaurant.

## Description

The property comprises a three storey Grade II\* period building with a basement. The premises provide a ground floor and basement shop with a



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courtyard garden. There is an option to have tables and chairs on the wide pedestrian footpath in front of the property subject to the appropriate licence from the council.

## Terms

Available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed incorporating regular rent reviews.

## Rent

£27,500 per annum exclusive

## Rates

Rateable Value £14,500

The Rateable Value is obtained from the Valuation Office website. Interested parties should make their own enquires of the billing authority (Cheltenham Borough Council 01242-262626) to verify the current rates payable.

## Accommodation

The approximate dimensions and net internal floor areas are as follows:

Gross frontage:	5.3 m	(17 ft 3)
Shop depth:	11.04 m	(36 ft 3)
Internal width:	3.74 m	(12 ft 3)
Ground floor sales:	35.17 sq m	(378 sq ft)
Basement sales/ancillary:	39.77 sq m	(428 sq ft)
Total sales/ancillary:	74.94 sq m	(807 sq ft)

## Legal Costs

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

## VAT

VAT maybe 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.

## EPC

Exempt as listed building.

## Viewings

By prior appointment with the sole agents KBW.

REF: 515082

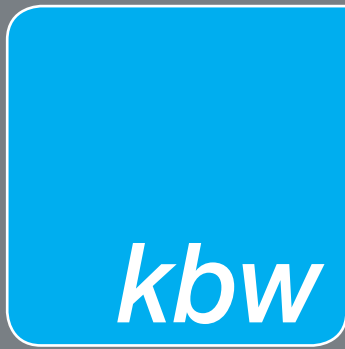


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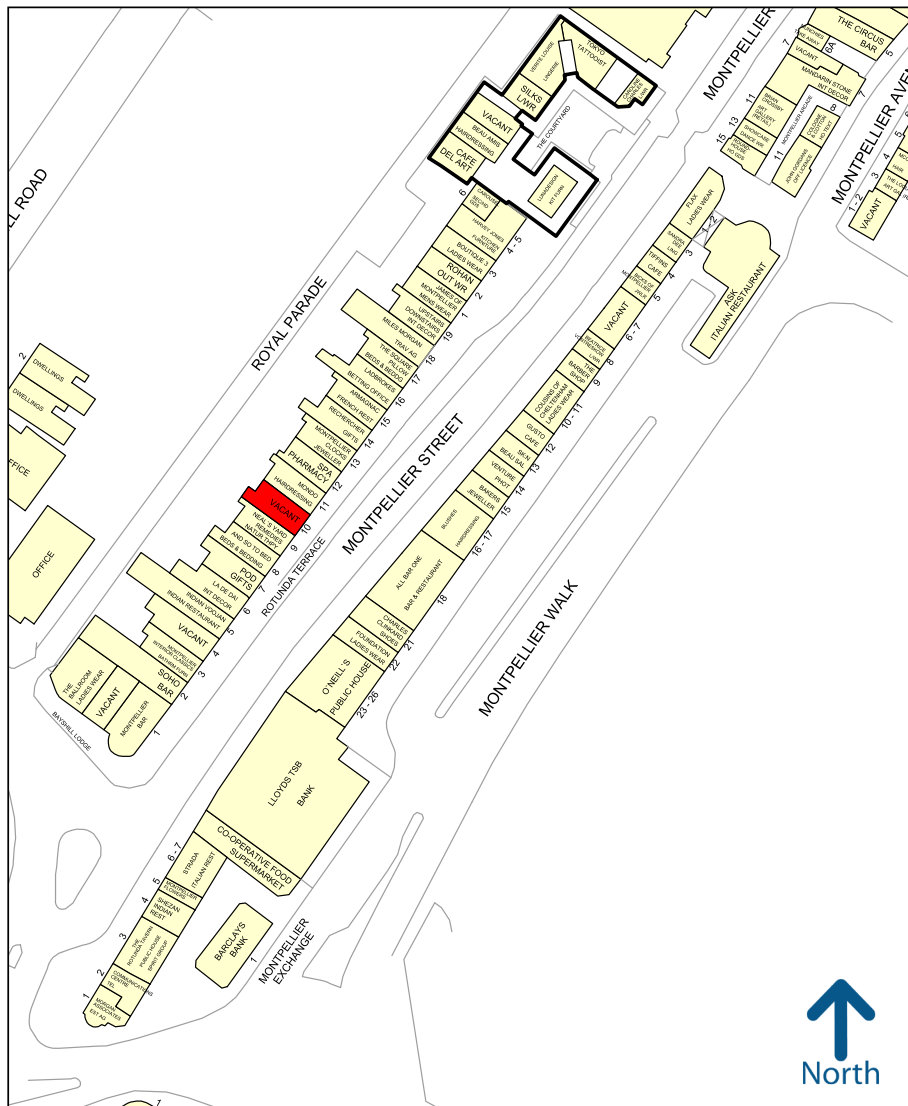


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10 Rotunda Terrace, Montpellier  
Street, Cheltenham



Experian Goad Plan Created: 28/05/2015  
Created By: KBW Property

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