





# 20 Regent Street, Cheltenham

**Prestigious Grade II Listed building situated in the heart of the Town Centre. Potential for a variety of uses, subject to planning.**

## Location

The property is situated within the centre of Cheltenham fronting the east side of Regent Street which runs parallel north to south with The Promenade and linked to Regent Street via Ormond Place, a short road, partly pedestrianised and a thoroughfare linking the Promenade to the Regent Arcade Shopping Centre. Within the immediate area occupiers include, Tivoli Cinema, Kibou, Society Café, Loakes Shoes and Decathlon which form part of the Regent Arcade Shopping Centre.

## Description

The property comprises a four storey nineteenth century, mid terraced Grade II Listed Building. Built of rendered masonry construction with a portico entrance under a slate tiled roof behind a parapet wall.

There are single glazed timber framed sash windows and display windows throughout.

The accommodation has a retail area on the ground floor with stairs leading to the first floor where there are 2 further seating areas/offices and a commercial kitchen with range of stainless-steel equipment and extraction. The second floor comprises a preparation area/storeroom and office and there is storage in the attic.

In general, the accommodation has painted plastered ceilings and walls, ceiling pendant and LED light fittings, laminate or vinyl floor coverings together with central heating and air conditioning in part.

## Accommodation

Approximate net internal areas

<b>Ground Floor</b>	36.27 m2	(390 ft2)
<b>First Floor</b>	73.97 m2	(796 ft2)
<b>Second Floor</b>	42.51 m2	(457 ft2)
<b>Attic</b>	33.81 m2	(364 ft2)
<b>Total</b>	<b>186.56 m2</b>	<b>(2,007 ft2)</b>

The lower ground floor is not included in the demise to be let.

## Planning

The property has been used as a cafe (Class E of the Use Classes Order 1987).

## Rates

The Rateable Value currently appearing on the Valuation Office Agency website is £20,250. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Terms

The property is offered by way of a new lease for a term to be agreed.

## Rent

£30,000 per annum exclusive.

## EPC

The property has a Rating of E-115.

## VAT

The property is not elected for VAT.

## Legal Costs

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







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# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts

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