





# 21 Suffolk Road, Cheltenham

**Prominent self-contained retail situated in The Suffolks area of Cheltenham with potential for a variety of uses.**

## Location

The property is located in the 'Suffolks' Tivoli area of Cheltenham, which includes a mix of specialist retailers, residential users and a variety of restaurants and bars. It is situated in a prominent position on Suffolk Road (A40) approximately ½ mile south of Cheltenham town centre and is located opposite the junction with Great Norwood Street. In addition, the property is situated within a ¼ mile of Cheltenham College (Junior and Senior).

## Description

The property comprises a single storey mid terraced property of rendered brick construction resting under a flat roof.

The property provides the main retail sales area , with ancillary accommodation including a workshop, staff/storage area and WC.

Accommodation (approx. net internal area)	M2	Ft2
Retail	18.37	(198)
Workshop	6.66	(72)
Store/Staff Area	7.84	(84)
<b>Total</b>	<b>32.87</b>	<b>(354)</b>

It has a fully glazed shop front, painted plastered walls and ceilings with LED lighting, laminate and wooden floors and there is air conditioning in part.

There is a small communal yard to the rear which is used for access only.

## Rating

The Rateable Value listed on the Valuation Office Agency website from April 2025 is £6,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

The property has been used in recent years for retail which falls within Class E of the Use Classes Order 1987.

The property is not Listed but does lie in a Conservation Area.

## Terms

The property is offered Freehold with vacant possession.

## Price - £180,000

## Energy Performance Certificate

EPC Rating of C-53 expiring December 2035.

## VAT

The property is elected for VAT.

## Legal Costs

Each party to bear their own legal 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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