ASH
CHARTERED SURVEYORS

3 Tebbit Mews, Winchcombe Street, Cheltenham, GL52 2NF.

- Offices
- Cheltenham
- For Sale
- 146.99 m2 (1,581 ft2)



3 Tebbit Mews, Winchcombe Street

Modern Self-Contained Office Building with allocated parking in the town centre with potential for letting in part.

Location

Tebbit Mews is situated on the eastern side of Winchcombe Street, approximately 50 metres north from its junction with Albion Street and 50 metres south from its junction with the A46, which forms part of the town's inner ring road. The property is within ¼ of a mile north of the town's main shopping areas of the High Street and Promenade. There is a public 'pay and display' surfaced car park south off the A46/North Place, ¼ of a mile south of the property.

Description

The three-storey property is constructed with part rendered cavity brickwork walls and pitched tiled roof with double glazed aluminium framed windows and timber framed double glazed Velux windows.



The accommodation comprises a ground floor entrance lobby and open plan reception, side office/print room, kitchen and WC. Stairs from the lobby lead to the upper floors where, at first floor level, the accommodation comprises a meeting room and open plan office. The second floor has an open plan and private office with WC.

The building has carpeted flooring, emulsion painted plastered or timber panelled walls and ceilings with surface mounted Category II strip lights and spot lighting. A gas fired central heating boiler serves wall mounted radiators.

There are two parking spaces in the paved communal car park adjacent to the front of the property.

Accommodation

Approximate net internal area

Ground Floor		
Reception	28.37 m2	(305 ft2)
Print Room	9.24 m2	(99 ft2)
Kitchen	3.05 m2	(33 ft2)
Lower Lobby	2.99 m2	(32 ft2)
Sub Total	43.65 m2	(469 ft2)
First Floor		
Meeting Room	14.57 m2	(157 ft2)
Office	37.52 m2	(404 ft2)
Sub Total	52.09 m2	(561 ft2)
Second Floor		
Office	12.47 m2	(134 ft2)
Main Office	38.78 m2	(417 ft2)
Sub Total	51.25 m2	(551 ft2)
Total	**146.99 m2**	**(1,581 ft2)**

Rates

The assessment appearing on the Valuation Office Agency website from 1st April 2026 is £20,750.

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Planning
Offices within Class E of the Use Classes Order 1987.

Service Charge
A charge is levied by the Estate Landlord in relation to the upkeep and maintenance of the communal areas.

Terms
The property is offered freehold with vacant possession. The ownership includes a 1/7th share of the external communal areas.

PRICE - £295,000.

VAT
The property is elected for VAT.

EPC
The property has an EPC Rating of D-83.

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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