

**Unit A Victoria House, Churchill Road,
Cheltenham, GL53 7EG**

 Investment
 Cheltenham
 For Sale
 350.27 m2 (3,770.31 ft2)





Unit A Victoria House

Modern semi-detached Industrial unit located in a prominent position on the Churchill Trading Estate, Leckhampton.

Location

The property is well located within the Churchill Trading Estate in Leckhampton. The unit fronts the west side of Churchill Road and lies approximately 1.5 miles south of Cheltenham town centre.

There are excellent road communications with the M5 motorway lying on the western fringes of the town and the main A40 road providing access to the West Country, Oxford and London to the east.

The trading estate sits within a prominently residential area, however there are a large number of small businesses located in the estate including, C S Glass Ltd, Newblinds, Cotswold Linen Care Ltd and Cape Homes. Travis Perkins are also located nearby.

Accommodation (approximate gross internal area)

Floor	Area (m2)	Area (ft2)
Ground Floor	170.23	1,832
First Floor	180.04	1,937
Total	350.27	3,769

Description

The property is a semi-detached industrial unit of steel portal frame construction with block and brick elevations up to first floor level and painted profiled metal cladding above. The property has a mono pitched roof and is also made of a profiled metal cladding construction. There is a pedestrian entrance at ground floor level facing Churchill Road along with aluminium framed windows at first-floor level. The unit also benefits from a 2.4 m roller shutter door with 3 onsite parking spaces.

Internally the ground and first-floor accommodation is fitted out to a good standard including A/C heating and cooling system, fluorescent lighting, and inbuilt fire alarm system.

The unit also benefits from a single-phase electrical supply.

EPC

The property has an EPC Rating of D-78 effective until 29th September 2030.

Rates

The assessment appearing on the Valuation Office Agency website is £28,250.

Planning

The unit has been used for retail, offices and storage purposes which fall within Classed E and B8 of the Use Classes Order 1987.





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Tenancy

The property is let to The Cotswold Motorcycle Company Ltd on a full repairing and insuring lease for a period of 5 years from 19 January 2024 expiring 18 January 2029.

The current rent is £26,000 per annum (£6.89 per ft²) rising in January 2027 to £27,000 per annum and then again in January 2028 for the final year of the term to £28,000 per annum (£7.43 per ft²).

Terms

The unit is offered freehold subject to the occupational tenancy in place.

Guide Price

£390,000.

VAT

The property is elected for VAT.

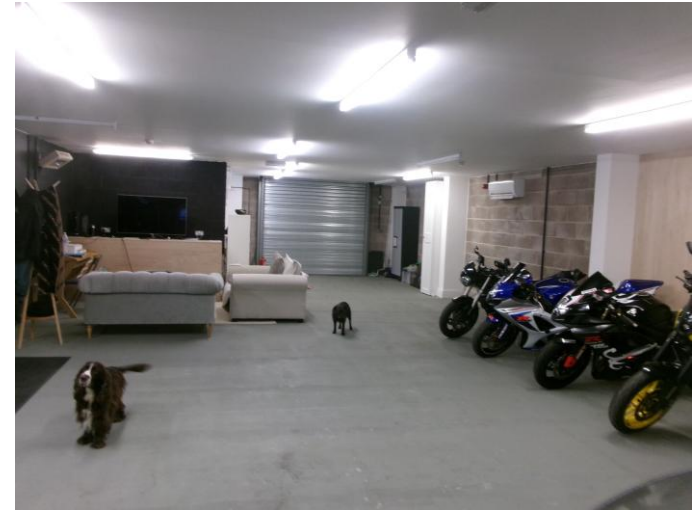
Legal Costs

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





Unit A Victoria House





Request a viewing

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

Key contacts

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