

**The Daffodil, 18-20 Suffolk Parade,
Cheltenham GL50 2AE.**

 Retail/Residential/Development Opportunity

 Cheltenham

 For Sale

 570.72 m² (6,143 ft²)





The Daffodil, 18-20 Suffolk Parade

Landmark restaurant building with potential for a range of alternative uses, including residential, medical, leisure and healthcare. Available freehold with vacant possession.

Location

The Regency Spa town of Cheltenham, which supports a district population of approximately 115,000, is one of Gloucestershire's principal commercial and administrative centres with major occupiers including Zurich, Capita, GCHQ, GE Aviation, Super Dry Group and Spirax Sarco.

The town benefits from good local and regional road communications via the M5 (Junctions 10 and 11). In addition, the A417/A419 northeast link provides access to the M4 (Junction 15) at Swindon.

The town is approximately 9 miles (14.5 km) east of Gloucester, 25 miles (40 km) south of Worcester, 42 miles (67.5 km) northeast of Bristol and 100 miles (161 km) northwest of London.

The Daffodil is situated in a prominent position on Suffolk Parade, at the heart of The Suffolks area of Cheltenham — one of the town's most sought-after and characterful districts, comprising a mix of specialist retailers, restaurants, bars and residential properties.

Description

The Daffodil is an Art Deco building situated in The Suffolks, Cheltenham, dating from 1922. It was originally constructed as a cinema and was subsequently converted for restaurant use. The property is of red brick construction, with rear access from Montpellier Retreat leading to a rear courtyard and yard area.

The property is entered via a barrel-vaulted foyer with an arched ceiling, retaining a number of original Art Deco features including pendant light fittings, porthole mirrors, and stained and leaded glass panels. Twin curved staircases rise from the foyer to a mezzanine gallery level. The foyer includes fixed seating and a bar/servy counter to the rear.

The principal space is suitable for restaurant, bar, or events use across its ground and gallery levels. Further back-of-house, preparation, and ancillary space is provided at ground and basement level.

The property includes a commercial kitchen fitted with stainless steel preparation and cooking equipment and overhead extraction canopies. Fixtures include stainless steel worktops, prep tables, cooking ranges, and a separate wash-up area with stainless steel counters, sink, and shelving.

It provides further ancillary accommodation at basement level, including storage rooms and cold stores. The premises also include admin offices and staff and customer WC facilities.

Business Rates

The Rateable Value listed on the Valuation Office Agency website is £70,000.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Energy Performance Certificate

The property has an EPC Rating of D-84.





The Daffodil, 18-20 Suffolk Parade

Accommodation

Approximate net internal areas

Ground floor

Restaurant	163.58 m ²	(1,761 ft ²)
Kitchen	70.70 m ²	(761 ft ²)
Storage	79.42 m ²	(855 ft ²)
Sub Total	313.70 m ²	(3,377 ft ²)

First floor

Retail area	148.3 m ²	(1,596 ft ²)
Storage	7.5 m ²	(81 ft ²)
Sub Total	155.80 m ²	(1,677 ft ²)

Second floor

Offices/storage	21.98 m ²	(237 ft ²)
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Basement

Storage	79.24 m ²	(853 ft ²)
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Total **570.72 m²** **(6,143 ft²)**

The total gross internal area extends to approximately 650.30 m² (7,000 ft²).

The site area extends to approximately 0.054 hectares (0.134 acres).

Please note that the property is not furnished as depicted in the images.





The Daffodil, 18-20 Suffolk Parade

Planning

The property has been used as a restaurant which falls within Class E of the Use Classes Order 1987. The property is locally listed and lies in a Conservation Area.

Planning permission has been obtained for conversion to a single dwelling, and a scheme has been prepared comprising 2 town houses, 3 mews houses with communal space, and 2 coach houses to the rear – an application has not been submitted.

Terms

The property is offered freehold with vacant possession. Consideration will be given to conditional and unconditional offers.

Guide Price

Offers are invited in the region of £1,600,000.

VAT

The property is elected for VAT.

Legal Costs

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



CGI showing the potential conversion to residential





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Request a viewing

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

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