ASH
CHARTERED SURVEYORS

Ground Floor Suite, 1 St Margarets Terrace, Cheltenham, GL50 4DT.

- Offices
- Cheltenham
- To Let
- 47.54 m2 (512 ft2)



Ground Floor Suite, 1 St Margarets Terrace

Prominent period office building with potential for a variety of uses.

ONE GROUND FLOOR OFFICE SUITE REMAINING.

Location

1 St Margarets Terrace occupies a prominent position on the northern side of St Margarets Road and forms part of a continuous terrace of six properties, located close to The Brewery, a vibrant leisure and lifestyle destination, featuring restaurants, bars, shops, a cinema, gym, hotel, and entertainment venues within a stylishly redeveloped historic brewery site. The property is also, within a short distance from Cheltenham's town centre.

Description

The property is a Grade II* listed building forming part of a distinguished early-19th-century terrace of six houses, regarded as one of Cheltenham's finest examples of late-Georgian architecture. Constructed in ashlar over brick with a concealed double-pitched roof, the four-storey façade exhibits refined horizontal rustication, tall sash windows, pilasters, and intricate wrought-iron balconies. Inside, the property retains original features such as plaster cornices, marble fireplaces and decorative ironwork.

The specification includes painted plastered walls and ceilings, ceiling mounted lighting, laminate and carpet floor coverings and the offices are heated by way of a gas central heating system via radiators.

There are communal kitchens and WCs.

Accommodation

Approximate net internal area

Rear office suite	**47.54 m2**	**512 ft2**

Planning

Offices.

Rates

The Rateable Value will need to be re-assessed by the Valuation Office.
Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The offices are available by way of new lease for a term to be agreed. A charge will be levied to cover the costs associated with the upkeep and maintenance of the common areas.

Rent

£ 10,000 per annum exclusive.

VAT

The property is registered for VAT.

Energy Performance Certificate

The Rating is D-93.

Legal Costs

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

Ground Floor Suite, 1 St Margarets Terrace









Request a viewing

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

Key contacts

Simon McKeag BSc (Hons) MRICS

simon@ashproperty.co.uk

07737 691453

Ollie Hambling

ollie@ashproperty.co.uk

01452 300433

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1.these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2.ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3.no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4.rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5.the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales
You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967
This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.