



TO LET

NO BICYCLES





10 Ormond Place, Cheltenham

Self-contained retail premises situated in the heart of Cheltenham Town Centre. Potential for a variety of uses, subject to the necessary consent being obtained.

	Size m2	Size ft2
Retail sales area	92.54	996
First floor sales area	37.89	407
First floor store	7.86	84
Total	138.29	1,487

Location

The property is situated within the centre of Cheltenham fronting the pedestrianised area to the east side of Regent Street which runs parallel north to south with The Promenade and linked to Regent Street via Ormond Place, a short road, partly pedestrianised and a thoroughfare linking the Promenade to the Regent Arcade Shopping Centre.

Within the immediate area there are Café Nero, Cavendish House (House of Fraser), Kibou, The Find / Workplace network, Loakes Shoes and Decathlon which form part of the shopping centre.

Description

The property comprises a 2 storey end terraced building of brick block construction with a rendered painted front elevation under a flat roof. The property has UPVC double glazed windows throughout.

The property is approached from two entrance doors at the front of the building. The accommodation is divided to provide an open plan ground sales area with further ancillary / sales area at first floor level. Both Male and Female WC facilities are located at first floor level with a further disabled WC located just off the ground floor sales area .

Generally, the property has emulsion painted plaster walls and ceilings. Lighting is provided by a mixture of halogen spotlights and /pendant lighting. I understand that electricity and water supplies are connected to the property.

EPC

An EPC is being prepared.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £60,000

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





10 Ormond Place, Cheltenham

Planning

The property falls within the Sui Generis Class of the Use Classes Order 1987.

Terms

Available by way of a new lease for a term to be agreed.

Rent

£37,500 per annum.

VAT

The property is not elected for VAT purposes.

Legal Cost

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





10 Ormond Place, Cheltenham






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

Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

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

As part of our obligations under the UK Money Laundering Regulations, ASH Chartered Surveyors requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.

