

10 Ormond Place, Cheltenham, GL50 1HE.







35 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.

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.

| | 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 |

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.



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

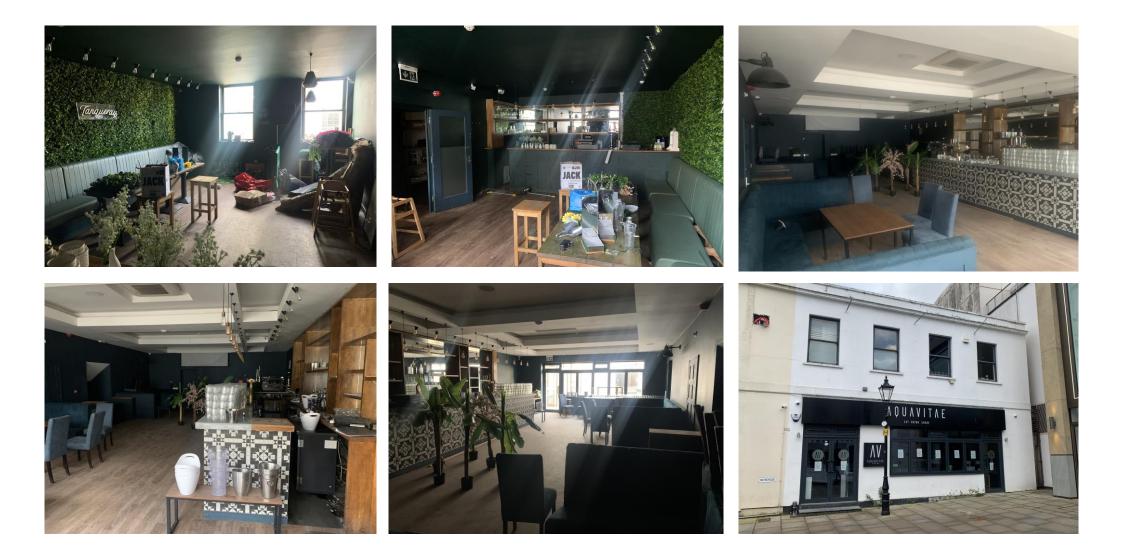
The property is not elected for VAT purposes.

Legal Cost

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









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

Key contacts

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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.

