





# 3 Tebbit Mews, Winchcombe Street

**Modern Self-Contained Office Building with allocated parking in the town centre with potential for letting in part.**

## Location

Tebbit Mews is situated on the eastern side of Winchcombe Street, approximately 50 metres north from its junction with Albion Street and 50 metres south from its junction with the A46, which forms part of the town's inner ring road. The property is within ¼ of a mile north of the town's main shopping areas of the High Street and Promenade. There is a public 'pay and display' surfaced car park south off the A46/North Place, ¼ of a mile south of the property.

## Description

The three-storey property is constructed with part rendered cavity brickwork walls and pitched tiled roof with double glazed aluminium framed windows and timber framed double glazed Velux windows.



The accommodation comprises a ground floor entrance lobby and open plan reception, side office/print room, kitchen and WC. Stairs from the lobby lead to the upper floors where, at first floor level, the accommodation comprises a meeting room and open plan office. The second floor has an open plan and private office with WC.

The building has carpeted flooring, emulsion painted plastered or timber panelled walls and ceilings with surface mounted Category II strip lights and spot lighting. A gas fired central heating boiler serves wall mounted radiators.

There are two parking spaces in the paved communal car park adjacent to the front of the property.

## Accommodation

Approximate net internal area

### Ground Floor

Reception	28.37 m2	(305 ft2)
Print Room	9.24 m2	(99 ft2)
Kitchen	3.05 m2	(33 ft2)
Lower Lobby	2.99 m2	(32 ft2)
<b>Sub Total</b>	<b>43.65 m2</b>	<b>(469 ft2)</b>

### First Floor

Meeting Room	14.57 m2	(157 ft2)
Office	37.52 m2	(404 ft2)
<b>Sub Total</b>	<b>52.09 m2</b>	<b>(561 ft2)</b>

### Second Floor

Office	12.47 m2	(134 ft2)
Main Office	38.78 m2	(417 ft2)
<b>Sub Total</b>	<b>51.25 m2</b>	<b>(551 ft2)</b>

<b>Total</b>	<b>146.99 m2</b>	<b>(1,581 ft2)</b>
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## Rates

The assessment appearing on the Valuation Office Agency website from 1<sup>st</sup> April 2026 is £20,750.





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## Planning

Offices within Class E of the Use Classes Order 1987.

## Service Charge

A charge is levied by the Estate Landlord in relation to the upkeep and maintenance of the communal areas.

## Terms

The property is offered long leasehold for a term of 125 years from 25 March 1989. Vacant possession will be provided.

**PRICE - £350,000.**

## VAT

The property is elected for VAT.

## EPC

The property has an EPC Rating of D-83.

## Legal Costs

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





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# Request a viewing

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

## Key contacts

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