

**Bayshill Unitarian Church, Chapel Walk,
Cheltenham, GL50 3DS.**

-  Retail/Church/Development
-  Cheltenham
-  For Sale/To Let
-  From 325.30 m2 (3,502 ft2)





Bayshill Unitarian Church Cheltenham

Prominent Period property with retail to the front and a religious meeting hall to the rear. Potential for a variety of uses, subject to planning.

Location

Cheltenham benefits from good local and regional road communications via the M5 (Junctions 10 and 11) in addition to a mainline railway station forming a link to London Paddington with journey time of just under two hours.

The property is located to the rear of the Municipal Buildings close to Royal Crescent, one of the most well-known terraces of Georgian properties in the town, which is located approximately 150m from the Promenade and approximately 300m from the High Street.

It sits on the corner of the junction with Chapel Walk and Royal Well Lane.

Description

Constructed between 1842 and 1844, the property comprises two brick-built buildings with an ashlar façade and characteristic period features including stepped lights, substantial buttressing and a slate roof.

The front building, accessed from Chapel Walk, is currently used as an auction house and provides predominantly ground-floor accommodation with a first-floor gallery, together with kitchen and WC facilities.

The rear building, accessed from Royal Well Lane, is in use for religious worship and offers a main meeting hall, kitchen and WC facilities at ground floor level, with an additional meeting room and office above.

The two buildings were previously interconnected, although this link has since been closed off.

Accommodation

Approximate net internal areas.

Auction Room	169.8 m2	(1,828 ft2)
Meeting Hall	155.5 m2	(1,674 ft2)

The site area totals approximately 0.037 hectares (0.092 acres).

Planning

The property is Grade II Listed, and it lies within a Conservation Area. It has been used in recent years as auction rooms and a religious meeting hall which fall within Classes E and F of the Use Classes Order 1987.

Rates

The Rateable Value appearing on the Valuation Office Agency website for the auction rooms is £19,000. The rear building has been used for religious worship and is exempt. Prospective occupiers should make their own enquiries to establish any transitional relief that may be available.

EPC

The auction rooms have a Rating of C-63. An EPC is being prepared for the meeting hall.

Tenancy

The front building is currently let to the Cotswold Auction Company Ltd for a term to expire 16th July 2026. The tenant does not have Security of Tenure.





Bayshill Unitarian Church

Terms

The entire property is offered freehold with vacant possession and consideration will be given to the sale of both as a single lot or each building individually.

Alternatively, the front building is available by way of a new lease for a term to be agreed.

NB The vendors are willing to consider a long-term lease that allows them to continue worshipping on the site.

Further details are available from the agents on request.

Proposal

Offers are invited on both a conditional and unconditional basis for the property, as detailed above.

VAT

The property is not elected for VAT.

Legal Costs

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





Bayshill Unitarian Church





Request a viewing

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

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