

**The Daffodil, 18-20 Suffolk Parade,
Cheltenham GL50 2AE.**

 Retail/Residential/Development Opportunity

 Cheltenham

 For Sale

 570.72 m² (6,143 ft²)





The Daffodil, 18-20 Suffolk Parade

Landmark restaurant building with potential for a range of alternative uses, including residential, medical, leisure and healthcare. Available freehold with vacant possession.

Location

The Regency Spa town of Cheltenham, which supports a district population of approximately 115,000, is one of Gloucestershire's principal commercial and administrative centres with major occupiers including Zurich, Capita, GCHQ, GE Aviation, Super Dry Group and Spirax Sarco.

The town benefits from good local and regional road communications via the M5 (Junctions 10 and 11). In addition, the A417/A419 northeast link provides access to the M4 (Junction 15) at Swindon.

The town is approximately 9 miles (14.5 km) east of Gloucester, 25 miles (40 km) south of Worcester, 42 miles (67.5 km) northeast of Bristol and 100 miles (161 km) northwest of London.

The Daffodil is situated in a prominent position on Suffolk Parade, at the heart of The Suffolks area of Cheltenham — one of the town's most sought-after and characterful districts, comprising a mix of specialist retailers, restaurants, bars and residential properties.

Description

The Daffodil is an Art Deco building situated in The Suffolks, Cheltenham, dating from 1922. It was originally constructed as a cinema and was subsequently converted for restaurant use. The property is of red brick construction, with rear access from Montpellier Retreat leading to a rear courtyard and yard area.

The property is entered via a barrel-vaulted foyer with an arched ceiling, retaining a number of original Art Deco features including pendant light fittings, porthole mirrors, and stained and leaded glass panels. Twin curved staircases rise from the foyer to a mezzanine gallery level. The foyer includes fixed seating and a bar/servy counter to the rear.

The principal space is suitable for restaurant, bar, or events use across its ground and gallery levels. Further back-of-house, preparation, and ancillary space is provided at ground and basement level.

The property includes a commercial kitchen fitted with stainless steel preparation and cooking equipment and overhead extraction canopies. Fixtures include stainless steel worktops, prep tables, cooking ranges, and a separate wash-up area with stainless steel counters, sink, and shelving.

It provides further ancillary accommodation at basement level, including storage rooms and cold stores. The premises also include admin offices and staff and customer WC facilities.

Business Rates

The Rateable Value listed on the Valuation Office Agency website is £70,000.

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

Energy Performance Certificate

The property has an EPC Rating of D-84.





The Daffodil, 18-20 Suffolk Parade

Accommodation

Approximate net internal areas

Ground floor

Restaurant	163.58 m ²	(1,761 ft ²)
Kitchen	70.70 m ²	(761 ft ²)
Storage	79.42 m ²	(855 ft ²)
Sub Total	313.70 m²	(3,377 ft²)

First floor

Retail area	148.3 m ²	(1,596 ft ²)
Storage	7.5 m ²	(81 ft ²)
Sub Total	155.80 m²	(1,677 ft²)

Second floor

Offices/storage	21.98 m ²	(237 ft ²)
-----------------	----------------------	------------------------

Basement

Storage	79.24 m ²	(853 ft ²)
---------	----------------------	------------------------

Total **570.72 m²** **(6,143 ft²)**

The total gross internal area extends to approximately 650.30 m² (7,000 ft²).

The site area extends to approximately 0.054 hectares (0.134 acres).





The Daffodil, 18-20 Suffolk Parade

Planning

The property has been used as a restaurant which falls within Class E of the Use Classes Order 1987. The property is locally listed and lies in a Conservation Area.

Planning permission has been obtained for conversion to a single dwelling, and a scheme has been prepared comprising 2 town houses, 3 mews houses with communal space, and 2 coach houses to the rear – an application has not been submitted.

Terms

The property is offered freehold with vacant possession. Consideration will be given to conditional and unconditional offers.

Guide Price

Offers are invited in the region of £1,600,000.

VAT

The property is elected for VAT.

Legal Costs

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



CGI showing the potential conversion to residential





The Daffodil, 18-20 Suffolk Parade





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.

