



RESIDENTIAL CONSENT HAS BEEN OBTAINED



21 Suffolk Parade, Cheltenham

Prominent self-contained building in The Suffolks, Cheltenham, with residential consent granted and scope for a variety of uses, subject to planning.

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 property 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 property is a two-storey building that previously formed part of The Daffodil, an Art Deco building dating from 1922.

It was previously used as a deli and has accommodation over two floors; the ground floor has an attractive tiled floor, predominantly white metro tiled walls with a decorative green banding course, beneath a high ceiling with moulded cornice, corbelled beams and original suspended rails and hooks. The space is fitted with substantial marble and terrazzo counters and back-counter runs.

There is an enclosed yard to the rear of the property with a staircase providing access to the basement which has been used for preparation and storage. There is a separate brick building at the rear with WC facilities and a staircase leading to a roof terrace.

The property has an EPC Rating of D-84.

Accommodation

Approximate net internal areas

Ground Floor	39.37 m2	(424 ft2)
Basement	37.40 m2	(403 ft2)
External WC	3.10 m2	(33 ft2)
TOTAL	79.87 m2	(860 ft2)

NB - Additional space can be provided at first and second floor level, subject to terms.

Business Rates

The property will need to be individually assessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered Freehold with vacant possession or by way of a new lease for a term to be agreed.

Guide Price - £200,000.

VAT

The property is not elected for VAT.

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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We are proposing to carry out set viewing days - please contact us for days and times.

www.ashproperty.co.uk

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