





Pallas Villa, The Park, Cheltenham

Substantial Period Building in a prime residential area with potential for a variety of uses, subject to planning. 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 property is located adjacent to the Gloucestershire University Park campus in The Park approximately ½ a mile south from the town centre and ¼ of a mile west from A46 Bath Road.

Description

Pallas Villa is a substantial, four storey (including basement) Grade II Listed building dating from the mid 19th Century of stucco over brick construction under a hipped slate roof. The property has been renovated to a modern standard; however, it has retained many typical period features including the layout, staircase, ornate coving.

Internally, the accommodation includes a ground floor entrance hall off which are located office with three former lecture rooms, a conservatory, storeroom, kitchenette and WC. Stairs lead to the upper and lower ground floors where further lecture rooms, kitchen and WC facilities are provided. The lower ground floor has a separate access from the side.

In general, the rooms are finished with carpet floor coverings, emulsion painted plaster walls and ceilings with wall mounted radiators served by a gas fired central heating boiler. Lighting provided by fluorescent/LED lighting and there are wall mounted computer, electricity and telephone points.

There is a tarmacadum surfaced car park to the front of the property and the rear garden is laid to lawn with mature trees and shrubs and brick walls, wooden fence and hedging to boundaries.

Accommodation

Approximate net internal areas

Ground Floor	145.49 m2	(1,537 ft2)
First Floor	127.95 m2	(1,376 ft2)
Second Floor	140.44 m2	(1,512 ft2)
Lower Ground Floor	124.36 m2	(1,339 ft2)
Total	538.24 m2	(5,795 ft2)

The total gross internal area extends to approx. 754.52 m2 (8,122 ft2).

The total site area extends to approximately 0.15 hectares (0.38 acre).

Planning

The property has been used for education purposes which falls within Class F1 of the Use Classes Order 1987. The property is Grade II Listed and lies in a Conservation Area.

Business Rates

The property will need to be reassessed for rating purposes.





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Terms

The property is offered freehold with vacant possession. The proposed demise edged red on the attached plan is to be sold with the property and the Purchaser to arrange for a fence/wall to be erected around the open boundaries following completion. The specification to be approved by the Vendor.

Consideration will be given to conditional and unconditional offers.

Guide Price

Offers are invited in the region of £1,800,000.

VAT

The property is not elected for VAT.

Energy Performance Certificate

The property has an EPC Rating of D-93.

Legal Costs

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





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Proposed demise - not to scale





Request a viewing

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

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

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