

**Glendale House, 11 Montpellier Terrace,
Cheltenham, GL50 1UX.**

 Office

 Cheltenham

 For Sale

 320.29 m2 (3,447 ft2)





Glendale House, Cheltenham

Prestigious Grade II Listed situated in a prominent position in Montpellier at the top of The Promenade. Potential for a variety of uses, subject to planning.

Location

The property is located in a prominent location in Montpellier Terrace, Cheltenham, providing attractive views towards The Promenade, Montpellier Gardens and the Town Centre. The property is some 3.7 miles from Junction 11 of the M5 motorway, via the A40.

Nearby occupiers include The Ivy, Cote Brasserie Coffee #1 and various retailers, cafes and hairdressers. The area is popular with professional and office users.

There is a bus stop close to the property, and the main line railway station is approximately 1 mile distance.

Description

The property is a Grade II Listed Georgian building dating from 1820 to 1834 situated in a terrace which were originally dwellings and now comprise a mix of residential, offices and a hotel.

Constructed in ashlar over brick with slate roofs, the building retains key architectural features including stucco detailing, sash windows with margin lights, pedimented attic storeys, wrought- and cast-iron balconies and internally, original woodwork such as paneled shutters and cornicing remain in place.

The accommodation comprises offices from lower ground to second floor and in general these have painted plastered walls and ceilings with ceiling mounted lights, carpet or laminate flooring and it is heated by way of a gas fired central heating system via radiators.

The third floor comprises a residential flat with 2 bedrooms, living room, kitchen and bathroom.

The main access is off the side elevation and there are further entrances to the rear and the lower ground floor. There is a small landscaped area to the side of the building with driveway which can accommodate 3 cars.

Accommodation

(Approximate net internal areas)

Lower Ground Floor	67.72 sq m	739 sq ft
Ground Floor	60.13 sq m	647 sq ft
First Floor	53.99 sq m	581 sq ft
Second Floor	60.13 sq m	647 sq ft
Sub Total	251.20 sq m	2,703 sq ft
Third floor	69.09 sq m	744 sq ft
TOTAL	320.29 sq m	3,447 sq ft

Planning

The property has been used as offices and residential which fall within Classes E and C3 the Use Classes Order 1987. The property may suit a range of uses, subject to the necessary consent being obtained

Business Rates

The Rateable Values currently appearing on the Valuation Office Agency website are:

Ground, First and Second Floors:	£25,750
Basement:	£5,000

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





Glendale House, Cheltenham

Council Tax

The Flat is listed within Band C for Council Tax purposes.

Terms

The property is offered freehold with vacant possession, except for the third-floor flat, which is subject to a lifetime residential tenancy. Further details available upon request.

Price

£875,000.

VAT

The property is not elected for VAT.

EPC

The offices have an EPC Rating of D-83, and an EPC is being prepared for the flat.

Legal Costs

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





Glendale House, Cheltenham





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.

