





2A Ormond Terrace, Cheltenham

Self-contained former Bar within central Cheltenham

May suit a variety of uses subject to obtaining the necessary planning consents

Location

The property is situated within the centre of Cheltenham fronting the west side of Regent Street which runs parallel north to south with The Promenade and linked to Regent Street via Ormond Place, a short road, partly pedestrianised and a thoroughfare linking the Promenade to the Regent Arcade Shopping Centre.

Within the immediate area there are a number of retailers including Society Café, Café Nero, Cavendish House (House of Fraser), Kibou, Loakes Shoes and Decathlon which form part of the shopping centre.

EPC

The property has an EPC Rating of D-83

Approximate Net Internal Floor Area	Size m2	Size ft2
Ground Floor Retail Area	39.58	426
First Floor Retail Area	61.15	658
Kitchen	9.85	106
Storage/Ancillary room	2.25	24
Total	112.83	1,214

Description

The property comprises a 2 storey mid terraced building with rendered stucco and painted elevations under a pitched slate covered roof set back behind a front parapet wall.

The ground floor frontage incorporates 2 attractive sash windows of single glazed timber framed construction which provide good natural lighting throughout the sales area.

The first floor sales area also incorporates the front corner of 1 Ormond Place. Sash windows are present throughout the frontage of the first floor.

The accommodation is approached via stone steps leading up to the main entrance door at ground floor level.

The property is divided into a large front room at ground floor level with a central staircase leading to the first floor bar area which includes kitchen and male & female WC facilities with an additional storage room. The interior has painted plaster walls and ceilings with vinyl flooring throughout.

Heating is provided from a gas fired boiler with wall mounted radiators located within the ground and first floor accommodation.

Lighting is provided by a mixture of LED/halogen spotlights throughout. The premises also benefit from a fire alarm and security system within the building. Electric, gas and water services are connected to the premises.





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Rates

The Ratable Value appearing on the Valuation Office Agency website is £21,250.

Planning

The property falls within the Sui Generis Class of the Use Classes Order 1987. The premises may suit a variety of uses subject to obtaining planning.

Service Charge

A service charge will be levied by the landlord to cover the costs associated with the upkeep and maintenance of the external and communal areas of the building.

Terms

Available by way of a new lease for a term to be agreed.

Rent

£18,500 per annum exclusive.

VAT

The property is elected for VAT purposes.

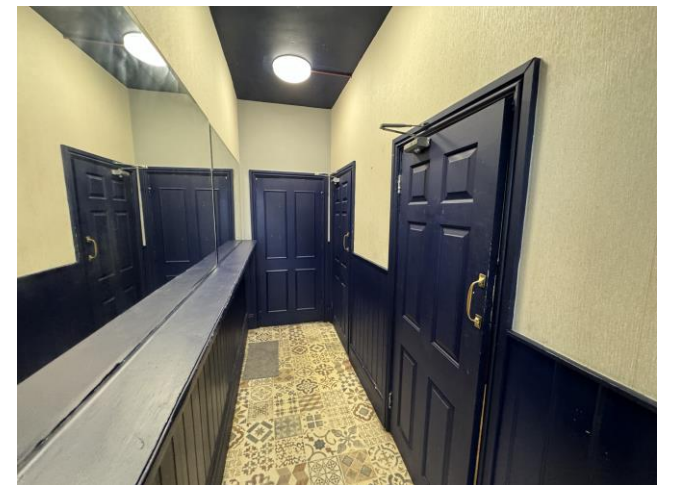
Legal Costs

Each party to bear their own 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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