

**Ground Floor Retail Premises, Norfolk House, Well Walk,
Cheltenham, GL50 3JY.**

 **Retail**

 **Cheltenham**

 **To Let**

 **127.83 m2 (1,375 ft2)**



TO LET





Norfolk House, Well Walk, Cheltenham

A unique former restaurant premises within a Grade II Listed Building situated in the heart of Cheltenham Town Centre.

Location

The property is situated within the centre of Cheltenham fronting Chester Walk and Well Walk with the latter linking Clarence Street to St Mary's Church and then onto the High Street shopping area. The area surrounding the properties are occupied by a mix of commercial office, retail, restaurants and residential users. Known retailers close by in Clarence Street include the Boston Tea Party, Pyesta Filipino and Wagamama's.

Description

The property comprises a four storey end terraced Grade II Listed Building of masonry construction, with rendered stucco and painted elevations under a pitched slate covered roof set back behind a front parapet wall on two sides.

The ground floor frontage incorporates 3 attractive bay windows of single glazed timber

Approximate Net Internal Floor Area	Size m2	Size ft2
Ground Floor Sales area	68.00	730
Lower Ground Floor Kitchen area	27.68	297
Lower Ground Floor Storage Room	28.62	308
Lower Ground Floor Cold Storage Room	3.53	37
Total	127.83	1,375

framed construction which provide good natural lighting throughout the sales area.

The accommodation is approached via stone steps leading up to the main entrance door at ground floor level. The property is divided into a retail trading area at ground floor level with a central staircase leading to the lower ground floor where the kitchen and male & female WC facilities are located along with a number of ancillary storage rooms and a cold store.

The accommodation has painted plaster walls and ceilings with timber flooring throughout the ground floor with carpeted and vinyl flooring within the lower ground floor areas. Heating is provided from a gas fired boiler with wall

mounted radiators located mainly within the ground floor.

Lighting is provided by a mixture of wall mounted and LED spotlights within the retail area with Cat 5 and pendant lighting within the kitchen and ancillary areas. The kitchen benefits from an inbuilt extraction system and cold storage room. Electric, gas and water services are connected to the premises.

Rates

The assessment appearing on the Valuation Office Agency website is £17,750.

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





Norfolk House, Well Walk, Cheltenham

Terms

A new lease is available for a term to be agreed.

Planning

The property falls within Class E of the Use Classes Order 1987.

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.

Rent

£19,500 per annum.

EPC

The property has an EPC rating of D-93.

VAT

The property is not elected for VAT.

Legal Costs

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






Request a viewing

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

Key contacts

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