ASH
CHARTERED SURVEYORS

11 Royal Crescent, Cheltenham, GL50 3DA

- Office
- Cheltenham
- To Let
- 318.2 m2 (3,425 ft2)



AVAILABLE AS A SINGLE LET OR IN PARTS

11 Royal Crescent, Cheltenham

Prominent Offices with a generous parking allocation and potential for a range of uses, subject to planning.

Location
Cheltenham benefits from good local and regional road communications via the M5 (Junctions 10 and 11) in addition to a mainline railway station forming a link to London Paddington with journey time of just under two hours.

The property is in Royal Crescent, one of the most well-known terraces of Georgian properties in the town, which is located approximately 150m from the Promenade and approximately 300m from the High Street.

Description
The property comprises a mid-terraced Grade II* Listed Building dating from the early 19th Century, set within a very prominent terrace laid out in a crescent shape close to the centre of Cheltenham.

The property is of stucco rendered brick construction resting under a double pitched slate covered roof behind a parapet wall. The windows are timber framed sashes and there are intricate ironwork railings and balconies to the front.

The property is laid out over four storeys from lower ground to second floors. To the rear, there is a three-storey extension.

Internally, the property has generally plastered walls and ceilings and carpeted floors. There are several original features such as fireplaces and decorative plasterwork.

To the rear is a large car park with additional parking to the front totalling 23 spaces.

Accommodation
(Approximate net internal areas)

Lower Ground Floor	68.7 m2	(740 ft2)
Ground Floor	72.7 m2	(783 ft2)
First Floor	88.5 m2	(953 ft2)
Second Floor	88.2 m2	(949 ft2)
TOTAL	**318.2 m2**	**(3,425 ft2)**

Planning
The property is Grade II* Listed and lies within a Conservation Area.

It has been used for many years as a doctor's surgery which now falls within Class E of the Use Classes Order 1987.

Business Rates
The Rateable Value listed on the Valuation Office Agency website is £45,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms
The property is offered by way of a new lease for a term to be agreed. Consideration will be given to letting the property in parts, subject to terms.

Rent
£60,000 per annum exclusive.

VAT
The property is not elected for VAT.

EPC
The offices have an EPC Rating of C-59 expiring on 2nd June 2026.

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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