





21 Regent Street

Ground and first floor of a prestigious 3 storey Georgian, end terraced Grade II Listed building situated in the heart of Cheltenham Town Centre.

Location

The property is situated within the centre of Cheltenham fronting the east 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 Café Nero, Cavendish House (House of Fraser), Kibou, The Find/Workplace network, Loakes Shoes and Decathlon which form part of the shopping centre.

Description

The property comprises a prestigious 3 storey Georgian, end terraced Grade II Listed Building. The accommodation is divided to provide ground sales area / with ancillary rooms located at first floor level.

	Size m2	Size ft2
Retail sales area	37.42	402
First floor sales area	26.70	287
First floor store	12.58	135
Total	77.02	829

The ground and first floor are approached from a common entrance hall and stairwell. Internally, the rooms provide a mix of cellular and open plan accommodation with kitchen and WC's located at first floor level.

Generally, the property has emulsion painted plaster walls and ceilings. Lighting is currently provided by a mixture of halogen spotlights and fluorescent/pendant lighting. I understand that electricity and water supplies are connected to the property.

Rates

The assessment currently appearing in the Valuation List is £19,000.

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

Planning

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

Terms

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

Rent

£18,500 per annum.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own 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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