





# 21 Suffolk Road, Cheltenham

**Prominent self-contained retail situated in The Suffolks area of Cheltenham with potential for a variety of uses.**

## Location

The property is located in the 'Suffolks' Tivoli area of Cheltenham, which includes a mix of specialist retailers, residential users and a variety of restaurants and bars. It is situated in a prominent position on Suffolk Road (A40) approximately ½ mile south of Cheltenham town centre and is located opposite the junction with Great Norwood Street. In addition, the property is situated within a ¼ mile of Cheltenham College (Junior and Senior).

## Description

The property comprises a single storey mid terraced property of rendered brick construction resting under a flat roof.

The property provides the main retail sales area , with ancillary accommodation including a workshop, staff/storage area and WC.

Accommodation (approx. net internal area)	M2	Ft2
Retail	18.37	(198)
Workshop	6.66	(72)
Store/Staff Area	7.84	(84)
<b>Total</b>	<b>32.87</b>	<b>(354)</b>

It has a fully glazed shop front, painted plastered walls and ceilings with LED lighting, laminate and wooden floors and there is air conditioning in part.

There is a small communal yard to the rear which is used for access only.

## Rating

The Rateable Value listed on the Valuation Office Agency website from April 2025 is £6,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

The property has been used in recent years for retail which falls within Class E of the Use Classes Order 1987.

The property is not Listed but does lie in a Conservation Area.

## Terms

The property is offered Freehold with vacant possession.

## Price - £169,000

## Energy Performance Certificate

EPC Rating of C-53 expiring December 2035.

## VAT

The property is elected for VAT.

## Legal Costs

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





# 21 Suffolk Road, 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](mailto:simon@ashproperty.co.uk)

 07737 691453

### Ollie Hambling

 [ollie@ashproperty.co.uk](mailto:ollie@ashproperty.co.uk)

 01452 300433

[www.ashproperty.co.uk](http://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.

