





9 Bennington Street, Cheltenham

Retail and Residential investment situated next to The Brewery and a short distance from Boots Corner and The Promenade.

Location

The property is situated in Bennington Street, a short distance from its junction with the High Street and some 100 metres west from the junction with Clarence Street/North Street at Boots corner. Other occupiers within the immediate vicinity include Primark, Greggs Bakery, Nationwide Building Society, Cooperative Travel and Virgin Money. In addition, it lies adjacent to The Brewery, a leisure and retail destination offering a wide range of entertainment, dining, and shopping experiences.

Description

The property comprises a mid-terrace building of rendered brick construction under a pitched tiled roof. The accommodation is over 4 floors.

The ground and first floors have been used as a taxi office, and the space includes a range of offices WC facilities and kitchen point. There is a self-contained one-bedroom flat on the upper floors which has been refurbished, and the accommodation includes a living room, kitchen and shower room.

Accommodation

Retail	(Approximate net internal area)	
Ground Floor	22.16 m2	(239 ft2)
Basement	20.47 m2	(220 ft2)
Sub Total	42.53 m2	(459 ft2)

Flat	(Appropriate gross internal area)	
First Floor	32.92 m2	(354 ft2)
Second Floor	20.01 m2	(215 ft2)
Sub Total	52.93 m2	(569 ft2)

TOTAL	95.46 m2	(1,028 ft2)
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Rates

The Rateable Value listed on the Valuation Office Agency website for the commercial unit is £11,000. Prospective occupiers should make their own enquiries of the local authority to establish any transitional relief that may be available.

The flat falls within Band A for Council Tax purposes.

Planning

The property has been used as a taxi office and residential within Sui Generis and Class C3 of the Use Classes Order 1987.

Terms

The property is offered freehold with vacant possession.

Price

£275,000.

VAT

The property is not elected for VAT.

EPC

EPCs are being prepared.

Legal Costs

Each party to bear their own legal 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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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.

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