





3 Tebbit Mews, Winchcombe Street

Modern Self-Contained Office Building with allocated parking in the town centre with potential for letting in part.

Location

Tebbit Mews is situated on the eastern side of Winchcombe Street, approximately 50 metres north from its junction with Albion Street and 50 metres south from its junction with the A46, which forms part of the town's inner ring road. The property is within $\frac{1}{4}$ of a mile north of the town's main shopping areas of the High Street and Promenade. There is a public 'pay and display' surfaced car park south off the A46/North Place, $\frac{1}{4}$ of a mile south of the property.

Description

The three-storey property is constructed with part rendered cavity brickwork walls and pitched tiled roof with double glazed aluminium framed windows and timber framed double glazed Velux windows.



The accommodation comprises a ground floor entrance lobby and open plan reception, side office/print room, kitchen and WC. Stairs from the lobby lead to the upper floors where, at first floor level, the accommodation comprises a meeting room and open plan office. The second floor has an open plan and private office with WC.

The building has carpeted flooring, emulsion painted plastered or timber panelled walls and ceilings with surface mounted Category II strip lights and spot lighting. A gas fired central heating boiler serves wall mounted radiators.

There are two parking spaces in the paved communal car park adjacent to the front of the property.

Accommodation

Approximate net internal area

Ground Floor

Reception	28.37 m ²	(305 ft ²)
Print Room	9.24 m ²	(99 ft ²)
Kitchen	3.05 m ²	(33 ft ²)
Lower Lobby	2.99 m ²	(32 ft ²)
Sub Total	43.65 m ²	(469 ft ²)

First Floor

Meeting Room	14.57 m ²	(157 ft ²)
Office	37.52 m ²	(404 ft ²)
Sub Total	52.09 m ²	(561 ft ²)

Second Floor

Office	12.47 m ²	(134 ft ²)
Main Office	38.78 m ²	(417 ft ²)
Sub Total	51.25 m ²	(551 ft ²)
Total	146.99 m²	(1,581 ft²)

Rates

The assessment appearing on the Valuation Office Agency website is £20,000.



3 Tebbit Mews, Winchcombe Street

Planning

Offices within Class E of the Use Classes Order 1987.

Service Charge

A charge is levied by the Estate Landlord in relation to the upkeep and maintenance of the communal areas.

Terms

The property is offered long leasehold for a term of 125 years from 25 March 1989. **It is presently occupied by BHB Architects and further details are available upon request.**

PRICE - £350,000.

VAT

The property is elected for VAT.

EPC

The property has an EPC Rating of D-83.

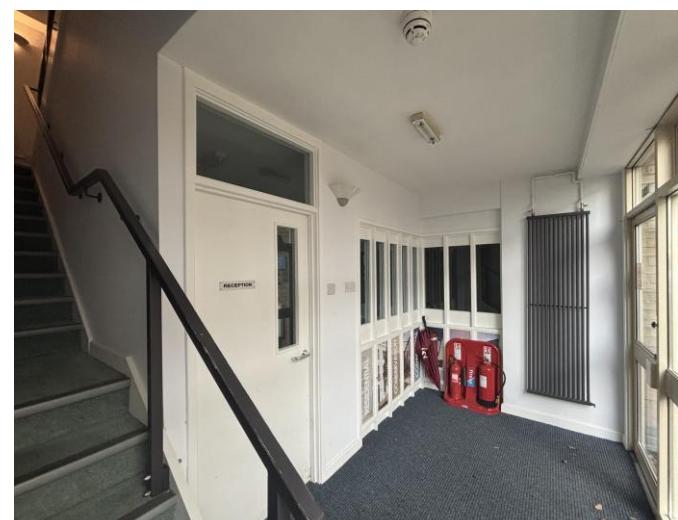
Legal Costs

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





3 Tebbit Mews, Winchcombe Street





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

 07737 691453

Oliver Hambling

 ollie@ashproperty.co.uk

 01452 300433

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 licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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 Alder King and accordingly, we recommend you obtain advice from a specialist source.

