ASH
CHARTERED SURVEYORS

Retail unit, 33 Benhall Avenue, Cheltenham, GL51 6AF.

- Retail
- Cheltenham
- To Let
- 61.52 m2 (662 ft2)

Retail unit, 33 Benhall Avenue

Self-contained unit in a popular retail parade in an established residential area. Potential for a variety of uses.

Location

The property is located within a retail parade in the established residential area of Benhall approximately 2.5 miles from Cheltenham town centre. There are excellent road communications with the M5 motorway lying on the Western fringes of the town and the main A40 road providing access to the West Country, Oxford and London to the East.

Description

The property comprises one of a terrace of seven retail units of varying size, constructed in about the 1960s of concrete frame construction with brickwork elevations under a pitched tiled roof. The property is divided to provide a ground floor retail unit with separate rear single garage store with a separately accessed first and second floor two-bedroom residential maisonette.

The accommodation includes retail space, 2 offices, kitchen/store and a WC.

It has tiled floor coverings, emulsion painted walls and ceilings with spot lighting and gas fired central heating. The property has a fully glazed shop front, and the kitchen has fitted units including a stainless-steel single drainer sink unit and range of storage units.

Accommodation

Approximate net internal areas

Retail area	45.41 m2	(489 ft2)
Office 1	7.04 m2	(76 ft2)
Office 2	4.74 m2	(51 ft2)
Kitchen/store	4.33 m2	(47 ft2)
Total	**61.52 m2**	**(662 ft2)**

Rating

The Rateable Value listed on the Valuation Office Agency website is £7,900. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Within Class E of the Use Classes Order 1987.

Terms

The property is offered by way of a new lease for a term to be agreed.

Rent

£15,000 per annum.

Energy Performance Certificate

The property has a Rating of B-31.

VAT

The property is not elected for VAT.

Legal Costs

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

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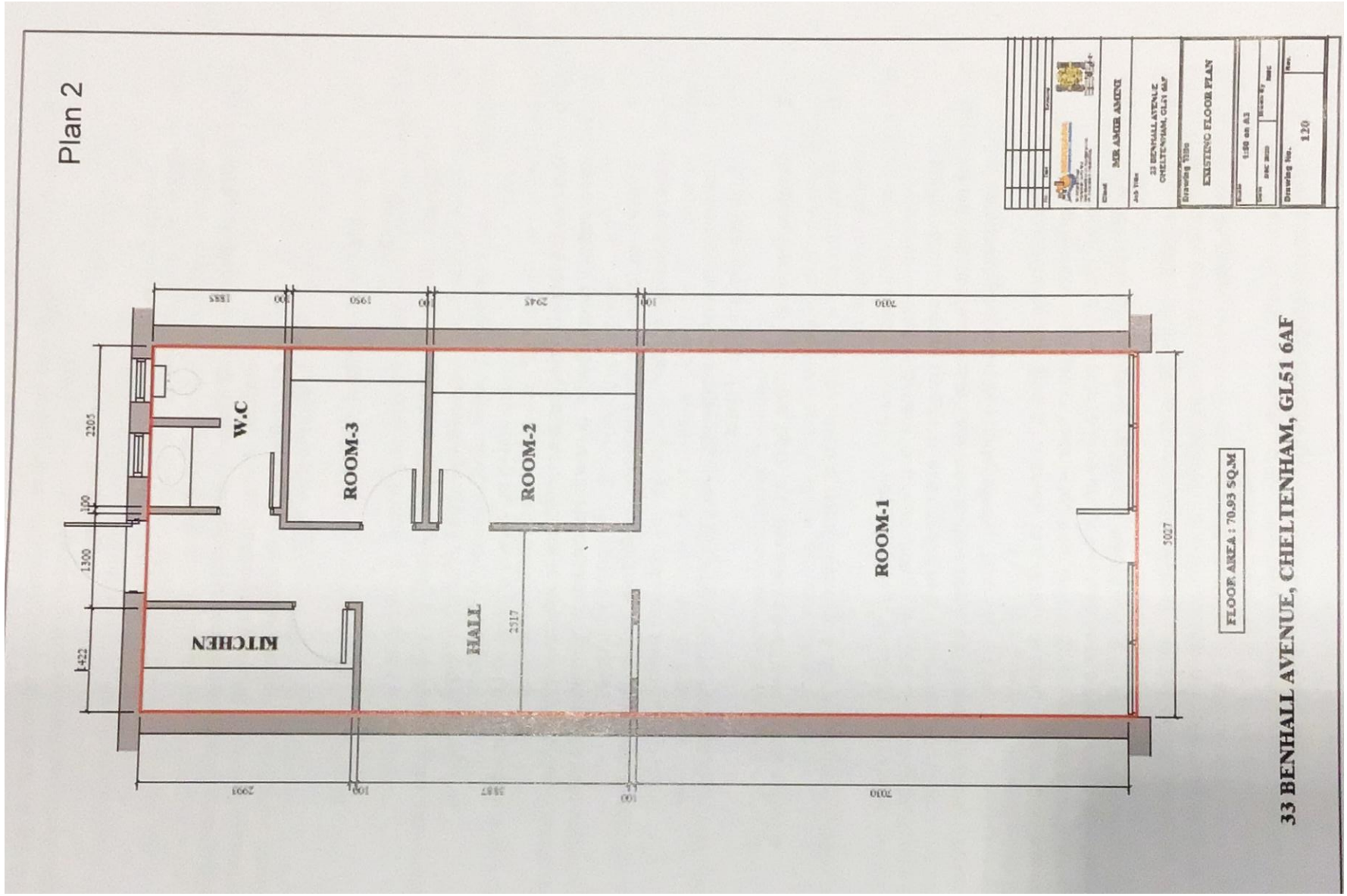

Request a viewing

For further information or to request a viewing, please get in touch

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