



FOR SALE

CHELTENHAM – 17 ST GEORGES ROAD, GL50 3DT



- Rare opportunity to acquire Regency style office accommodation within the heart of Cheltenham set out over 4 floors.
- May suit a range of uses subject to the necessary consents being obtained.
- The property benefits from 5 on site parking spaces.
- 253.97 sq m (2,733 sq ft).

COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT

LOCATION

The property is situated within the centre of Cheltenham fronting the northern side of St Georges Road directly opposite Cheltenham Ladies College, in a mixed commercial office/retail/restaurant leisure location of town. There are a number of upmarket hotels in the immediate area and several modern residential developments.

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. There is in addition a main line railway station in the town forming a link to London Paddington with a journey time of just under two hours.

DESCRIPTION

The property comprises a prestigious four storey 19th Century, mid terraced Grade II* listed building of masonry construction, with rendered stucco and painted elevations under a pitched slate covered roof behind a front parapet wall with decorative wrought iron railings at ground floor level.

The front entrance to the building is accessed via stone steps leading up to the upper ground floor entrance or separate stairs leading down behind iron railings to the lower ground floor front entrance.

There are 2 car parking spaces situated at the front of the property and 3 to the rear.

ACCOMMODATION

(Approximate Net Internal area)

Ground Floor	59.83 sq m	644 sq ft
First Floor including Mezzanine	63.41 sq m	682 sq ft
Second Floor including Mezzanine	69.89 sq m	752 sq ft
Lower Ground Floor	60.84 sq m	654 sq ft
Total	253.97sq m	2,733 sq ft

RATES

The Rateable Value appearing on the Valuation Office Agency website is as follows:

Rateable Value:	£19,500
Rate in £ 2019/2020:	0.52

PLANNING

The property has consent for use as offices which fall within Class B1 of the Use Classes Order 1987. The property is Grade II listed.

TERMS

The property is offered freehold with vacant possession.

PRICE

£650,000.

VAT

The property is not elected for VAT

LEGAL COSTS

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

EPC

The property has an EPC Rating of F-138. Certificate Ref No: 9290-5999-0346-0250-7024.

VIEWING

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5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.
6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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