



37 Suffolk Parade, Cheltenham, GL50 2AD

Approx. 380 sq ft (35.3 sq m)

Subject to contract

- Attractive lock up shop/office.
- Popular specialist location.
- New lease available

Location

The Property is situated to the South of Cheltenham Town Centre in the popular Suffolks area famous for its specialist retail offer. Suffolk Parade is located within a short walk of both Montpellier and Bath Road.

Description

An attractive ground floor lock up unit with a rear kitchen and cloakroom, suitable for retail, office, clinic or other uses falling within Class E.

Accommodation

We calculate the following approximate net internal floor areas:

Ground floor sales	306 sq ft (28.4 sq m)
Staff/ stock	74 sq ft (6.9 sq m)

Rates

Rateable Value: £6,900 (Source- Valuation Office website). This sits below the level at which the majority of occupiers will enjoy 100% relief – please check with the local authority to confirm if your business will qualify.

Rates payable are a proportion of the rateable value. Please enquire to Cheltenham Borough Council for more details.

Use

Currently under retail use which falls within Class E. All uses within this class considered, including professional services, café, clinic etc.

Terms

To let by way of a new full repairing and insuring lease on terms to be agreed at a commencing rental of £14,500 per annum, exclusive (subject to periodic upwards only rent reviews). The accommodation will be available to occupy from 31st August 2023.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

Value Added Tax

We understand that vat will be payable on the rental.

EPC

Assessed in Band C (70). Details available on request.

Viewing

By prior appointment with the sole agents.