



**55-59 Townsend Street,
Cheltenham, GL51 9HA**

From Approx. 1,618* sq ft (150.3* sq m) to 4,504 sq ft (418.4 sq m)

Subject to contract

- A Rare Opportunity to Purchase Freehold.
- Central Cheltenham Location.
- Use Class E (includes Office, Retail, Café, Clinic etc)
- Consent for Residential Development. (4 terraced houses)

Location

Cheltenham is a renowned regency spa town with a population of circa 113,000 and an estimated catchment of around 382,000. The town is known as the centre for the Cotswolds and is a major retail and entertainment location, attracting circa 2 million visitors. Cheltenham is synonymous with horse racing and other well-established festivals throughout the year.

The Property is located on Townsend Street, within 60m of the end of the High Street and in close proximity to the Tesco Superstore on Tewkesbury Road.

Description

The Property comprises two self-contained* buildings. 55 Townsend Street was previously occupied as a car garage and offers open plan ground floor warehouse with two inspection pits alongside ground floor reception and first floor office/kitchen and WC facilities. 59 Townsend Street provides two stories of office/clinic/leisure accommodation with ground floor WC and rear courtyard garden. No 55 would be ideally suited to a motor/trade occupier and we believe the unit would still benefit from a sui generis use class. *No 59 will require a staircase to be installed in order to access the first-floor floor, this is currently accessed via a staircase located in No 55. We understand that use will fall within Class E, therefore possible occupiers include Retail, Café, Office, Clinic, etc.

The site has consent for a new terrace of 4 x 2 bedroomed houses, granted under planning reference 21/00813/COU. The full consent including drawings can be found online at the Cheltenham Borough Council planning portal.

Accommodation

We calculate the following gross internal floor areas:

Unit	Size sq ft	Size sq m
55	2,886	268.1
59	1,618*	150.3
TOTAL	4,504*	418.4*

*Please note that for the 1st floor of No. 59 to be usable it will require a new staircase/access to be installed.

Viewing

By appointment with the sole agents.

Terms

We are instructed to seek offers for the sale of the freehold interest in the Properties as follows;

Nos. 55-59	-£475,000
No. 55	- £295,000
No. 59	- £195,000.

Rates

The Properties have been removed from the ratings list and therefore are not currently assessed. For more information please contact the office or Cheltenham Borough Council's rates department.

EPC

Part of the property is assessed with a rating of C-73. The remainder is being assessed.

Value Added Tax

We understand that vat will not be payable on the sale.

Legal Costs

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



Ground Floor Internal No. 55



First floor No. 59

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