



**7 Henrietta Street,
Cheltenham, GL50 4AA**

Approx. 1,126 sq ft (104.6 sq m)

Subject to contract

- Rare Retail/Office Opportunity to Purchase Freehold.
- Residential Development/Conversion Opportunity (subject to consents).
- Central Cheltenham Location.

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 center for the Cotswolds and is a major retailing 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 Henrietta Street, within 60m of the High Street and visible from the Brewery Quarter Development.

Description

A three-Storey self-contained retail unit within a grade II listed terrace. Internally the unit has been most recently used as a Music Shop/Repair Centre on the ground and 1st floors with the basement used for storage. The ground floor is open plan with the first floor benefiting from partitioned rooms, separate WC and kitchen. Externally there is a private rear courtyard garden. We understand that use will fall within Class E, therefore possible occupiers include Retail, Café, Clinic, etc. There is potential for residential conversion, subject to obtaining the necessary consents.

Accommodation

We calculate the following net internal floor areas:

Floor	Size sq ft	Size sq m
Ground	363	33.7
First	352	32.7
Basement	411	38.2
TOTAL	1,126	104.6

Terms

We are instructed to seek offers for the sale of the freehold interest in the Property at a guide price of £165,000. Please note there is no VAT payable.

Rates

The Property has been assessed with a rateable value of £4,650 (Source Gov.uk). We understand that this assessment falls below the threshold and (subject to confirmation from the local authority) occupiers could benefit from 100% rates relief.

EPC

The Property has been assessed with a rating F-134.

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.

Viewing

By appointment with the sole agents.