

PILLAR HOUSE

113/115 BATH ROAD
CHELTENHAM GL50 7LS

FOR SALE

— OR —

TO LET

AS A WHOLE OR IN PART



Attractive period building with modern office space

8,892 SQ FT (828 SQ M) NIA – 12,820 SQ FT (1,191 SQ M) GIA

Pillar House was originally constructed c. 1810-1840 and is Listed Grade II.

There is a large rear extension dating from the 1980s and the whole property was most recently used as offices.

Accommodation is mainly arranged over 2 floors, with smaller areas in the basement and second floor of the rear extension. The modern rear section is currently divided with solid partitions, but we understand it is possible to remove most of them to create open plan accommodation if required.

Pillar House occupies a generous site with parking for approximately 20+ cars and benefits from two gateways onto the Bath Road.

The property is offered For Sale with vacant possession or To Let as a whole, or in substantial parts. In the event of a letting the accommodation will be refurbished to an agreed specification.



Offers are invited for the
freehold in excess of
£2,000,000
Please enquire for rental terms

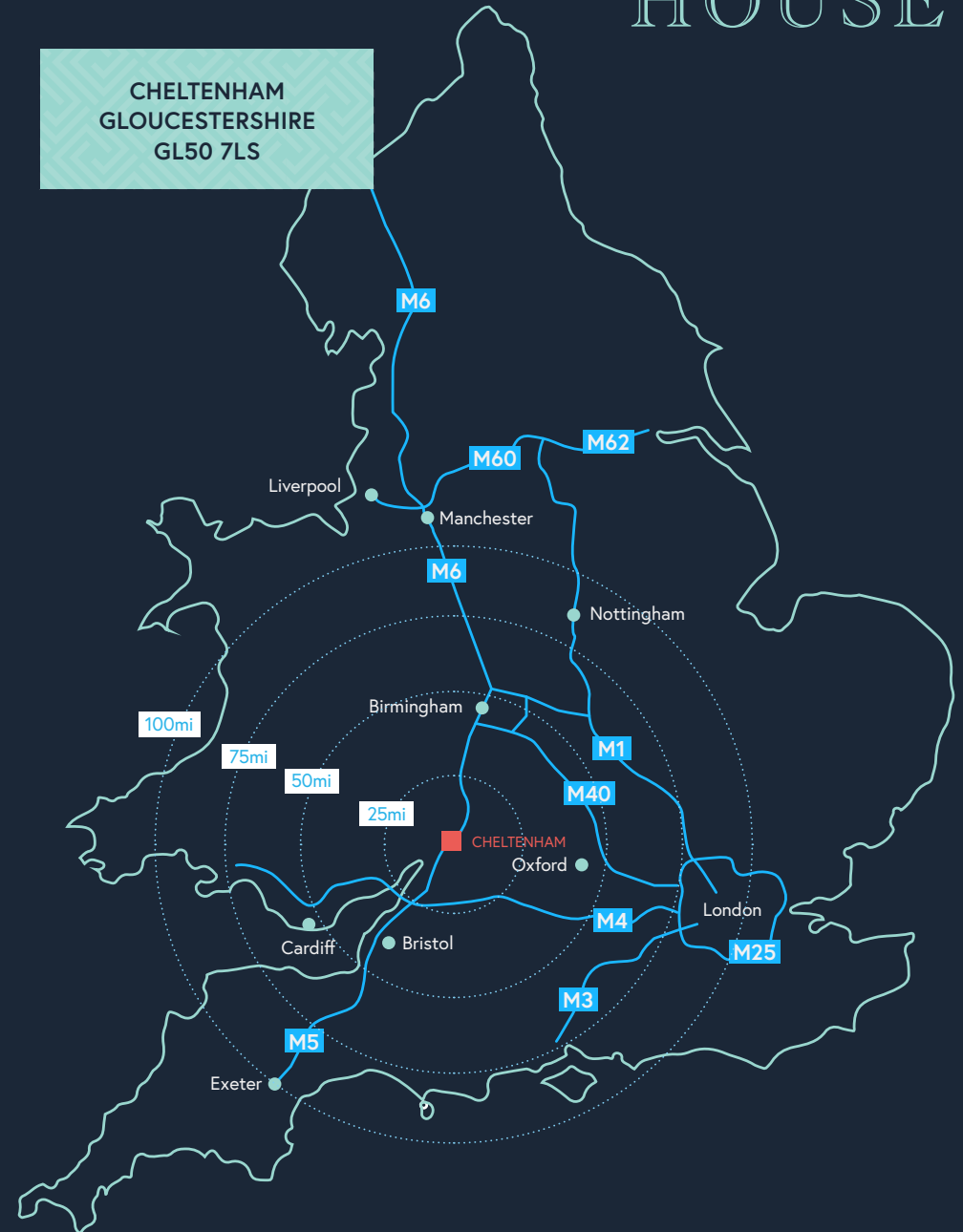


PILLAR HOUSE

Cheltenham is on the edge of the Cotswolds, a designated area of outstanding natural beauty and famed for its regency style architecture.

The town is a popular commercial and residential centre, offering varied restaurants, cafes, theatres, cultural events, festivals and outstanding schools.

Pillar House stands opposite Cheltenham College, in an attractive location with a mix of commercial and residential occupiers. The popular Bath Road shopping area is immediately to the south, with a mix of shops, cafés, bars and restaurants.



Accommodation

The approximate net and gross internal floor areas are as follows:

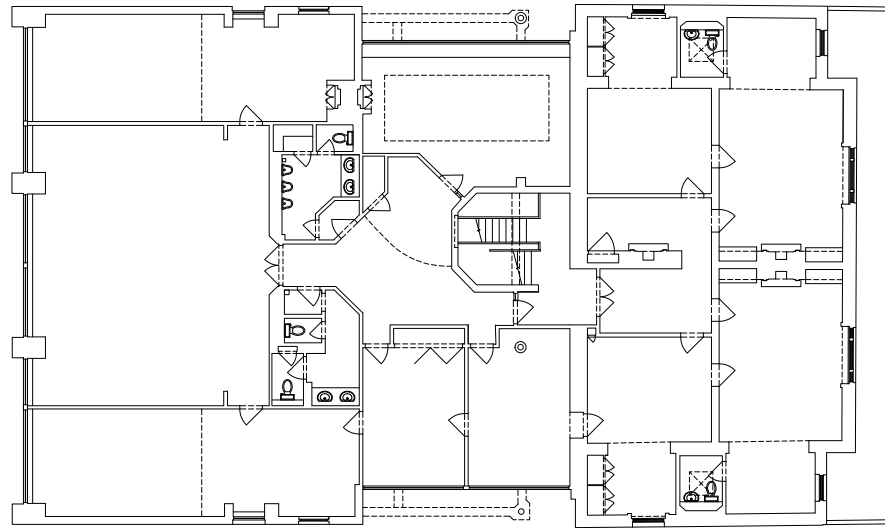
NET INTERNAL AREA	SQ FT	SQ M
BASEMENT	556	51.60
GROUND	3,669	341.00
FIRST	3,897	362.00
SECOND	860	79.99
TOTAL	8,892	834.00

GROSS INTERNAL AREA	SQ FT	SQ M
BASEMENT	1,108	103
GROUND	5,263	489
FIRST	5,586	519
SECOND	850	79
TOTAL	12,809	1,190

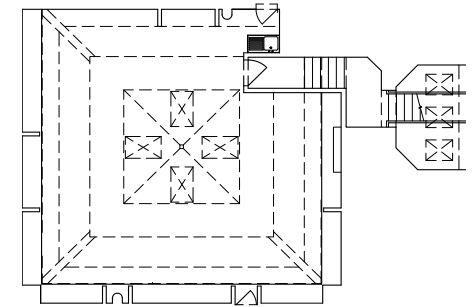
Floor plans are not to scale.



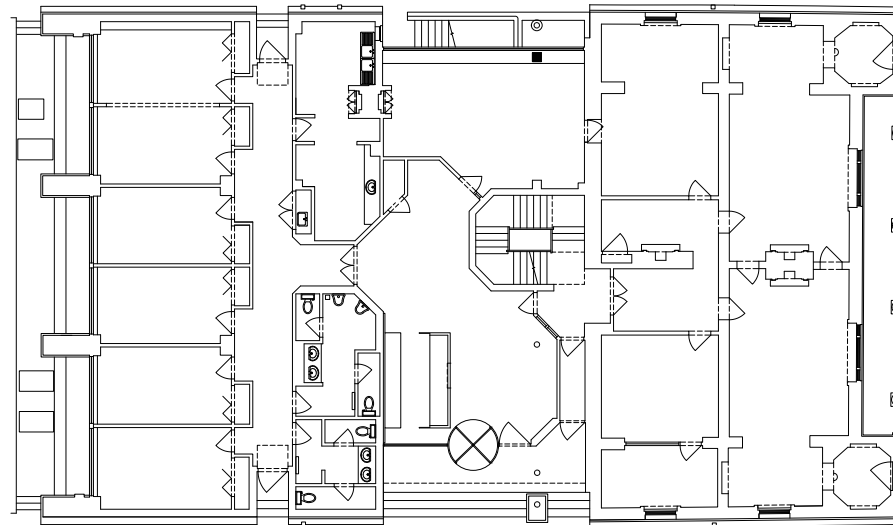
PILLAR HOUSE



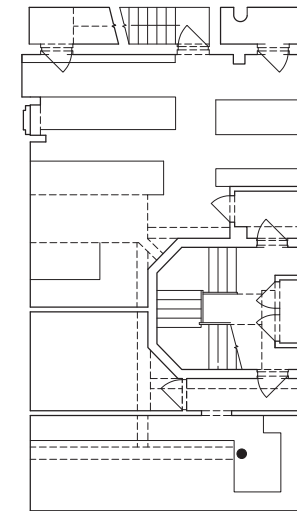
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



BASEMENT





Parking for approx 20+ cars

IN THE EVENT OF A LETTING
THE ACCOMMODATION WILL BE
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SPECIFICATION.



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PLANNING

The current use is Class E which allows offices, café/ restaurant, clinic, etc. A recent consent for Class F1(a) educational use has not been implemented. The property is considered to have potential for residential conversion/ development, subject to consent.

SERVICES

We understand that mains water, electricity and drainage are connected. The offices are fitted with air conditioning.

BUSINESS RATES

The property has a Rateable Value of £109,000.
(Source VOA Website).

VALUE ADDED TAX

The property has been elected for vat.

EPC

Assessed as C(68).

VIEWING

Strictly by prior appointment with the agents.

IMPORTANT NOTICE: The agents give notice that; a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed. Any error, omission or misdescription shall not annul a sale or lease or be grounds on which compensation may be claimed, neither do they constitute part of a contract. All measures are approximate. b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Nothing in this information shall be deemed a statement that a property is in good condition or otherwise nor that any services or facilities are in good working order. c) all transactions are subject to contract. d) all text, photographs and plans are for guidance only and must not be relied upon as statements of fact. February 2024.



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