



**3 Ormond Terrace, Cheltenham, GL50 1HR**

Approx. 1,184 sq ft (110 sq m)

**Subject to contract**

- Attractive, period building
- Central location opposite Regent Arcade
- Class E use suitable for retail, offices, leisure, café etc
- New Lease Available

## Location

The property is within the heart of Cheltenham Town centre, opposite the Regent Arcade shopping centre and close to the Promenade and High Street. Ormond Terrace/ Regent Street is a busy commercial location with a mix of retail, cafes, bars, restaurants and offices.

## Description

An attractive period building (Grade II listed) with accommodation on three floors. Last used as a café the property is suitable for other class E uses such as retail, leisure offices, etc.

## Rates

Rateable Value: £14,000

Source: Gov.uk website. Applicants should make their own enquiries as to rates payable.

## Accommodation

We calculate the following approximate net internal floor areas:

<b>Ground floor</b>	388 sq ft (36 sq m)
<b>First floor</b>	426 sq ft (39.6 sq m)
<b>Lower ground floor</b>	370 sq ft (34.4 sq m)
Cloakroom	
<b>Total Net Internal Area:</b>	<b>1,184 sq ft (110 sq m)</b>

## Terms

The unit is offered to let on a new lease on full repairing and insuring terms for a duration to be agreed at a rental of £17,500 per annum, exclusive.

## Legal Costs

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

## EPC

The property is assessed within band D (94). A copy is available on request.

## Value Added Tax

We are advised that vat is payable on the rental.

## Viewings

By prior appointment with the sole agents.

