



**277 High Street,
Cheltenham, GL50 3HL**

From Approx. 1,996 sq ft (185.4 sq m)

Subject to contract

- Rare Opportunity to Purchase Freehold Retail/Office.
- 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 centre 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 the High Street adjacent to the Brewery Quarter Development.

Description

A prominent end terraced building situated within a wider retail parade. Internally the Property provides five floors of accommodation which have been used most recently for retail purposes on the ground floor with the upper floors and basement used for storage/office. The ground floor is open plan with a rear kitchen and WC. The upper floors provide front and rear rooms either side of the central stairs. The Property is currently connected at the rear of the ground floor with No 275. We understand the use of the building will fall within Class E, therefore possible occupiers include Retail, Café, Clinic, etc. There is potential for residential conversion in part on the upper floors, subject to obtaining the necessary consents.

Terms

We are instructed to offer the freehold interest with a guide price of £250,000. Please note there is **no** VAT payable.

EPC

The Property has been assessed with a rating of D-92.

Accommodation

We calculate the following net internal floor areas:

Floor	Size sq ft	Size sq m
Ground	705	65.5
First	319	29.6
Second	328	30.5
Third	312	29.0
Basement	332	30.8
TOTAL	1,996	185.4

Rates

The Property has been assessed with rateable values as follows;
277 High Street £18,750
(Source Gov.uk).

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