

BAR/RESTAURANT PREMISES

CLARENCE PARADE, CHELTENHAM, GL50 3PA

LATE NIGHT LICENSED PREMISES IN CHELTENHAM TOWN CENTRE
AVAILABLE TO LET/FOR SALE
SUBJECT TO VACANT POSSESSION

savills



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HIGHLIGHTS INCLUDE:

- Substantial late night premises in Cheltenham town centre
- Characterful Grade II listed building
- Popular tourist location
- Fronting an established leisure and hospitality pitch close to Wagamama, JD Wetherspoon, Franco Manca & Bella Italia
- EPC: E - 105
- Offers are invited for the benefit of a new lease or alternatively for the freehold subject to securing vacant possession

LOCATION

Cheltenham is a spa town within Gloucestershire approximately 10 miles (16 kilometres) north east of Gloucester and 24 miles (38 kilometres) south of Worcester. The bar/restaurant premises is situated in the town centre at the intersection between Clarence Street and High Street in a mixed residential and commercial area. Nearby units include Wetherspoon, Wagamama, Bella Italia, and Franco Manca, adding to the vibrant dining and social scene. The adjacent John Lewis store is currently undergoing large-scale redevelopment. Cheltenham Spa Station is located approximately 1.2 miles (26 minute walk) south west, offering Great Western Railway services.

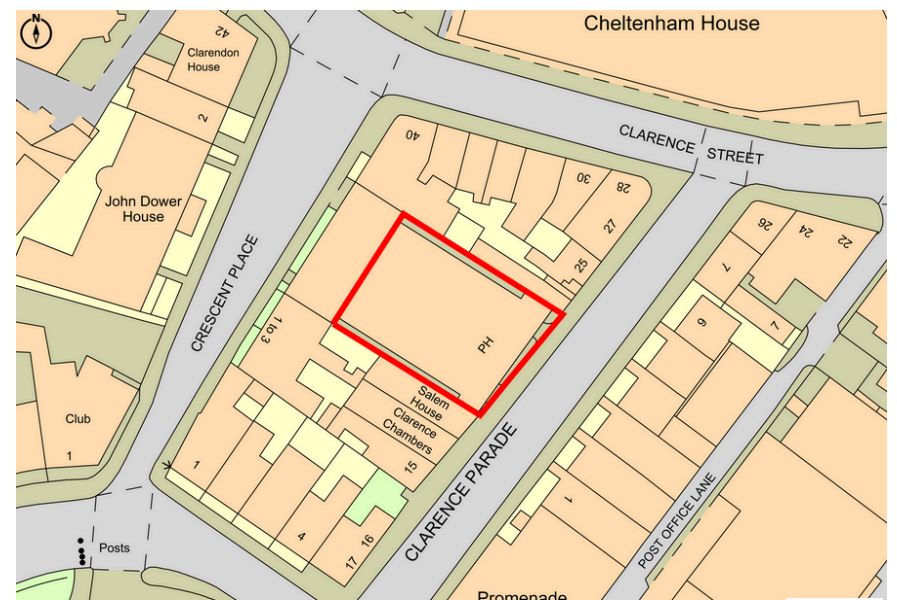
DESCRIPTION

The bar/restaurant premises is a Grade II listed character property of stone construction beneath a slate covered roof. The property which is also located within the Cheltenham Central Conservation Area, was a former Baptist church which is believed to have been built in 1843. The property is laid out to provide accommodation on ground and first floor levels.

ACCOMMODATION

Ground Floor – Large open plan bar area which is fitted to a high standard. Ancillary accommodation at this level includes a catering kitchen, accessible WC and storage accommodation.

First Floor – The first floor provides additional trading accommodation with a further trading area with its own bar along with customer WC's and ancillary accommodation.



FLOOR AREAS

We have not physically measured the property but information provided to the current owners at the time of acquisition suggest that it has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Ground	483.1	5,200
First	359.2	3,866
Total	842.3	9,066

Interested parties are strongly urged to undertake their own measured survey of the property prior to entering into a new lease or purchase of the property.

TENURE

Freehold (Title Number GR207694).

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times;

- Monday-Sunday - 9am-4am

RATEABLE VALUE

2023 - £155,000

FIXTURES AND FITTINGS

Fixtures and fittings are outside of our clients ownership so a separate negotiation with the current occupier will be required should you require any of the current furnishings or equipment.





EPC

E-105.

VAT

The property is elected for VAT.

PLANNING

The building is Grade II Listed and is situated within the Cheltenham Central conservation area.

TERMS

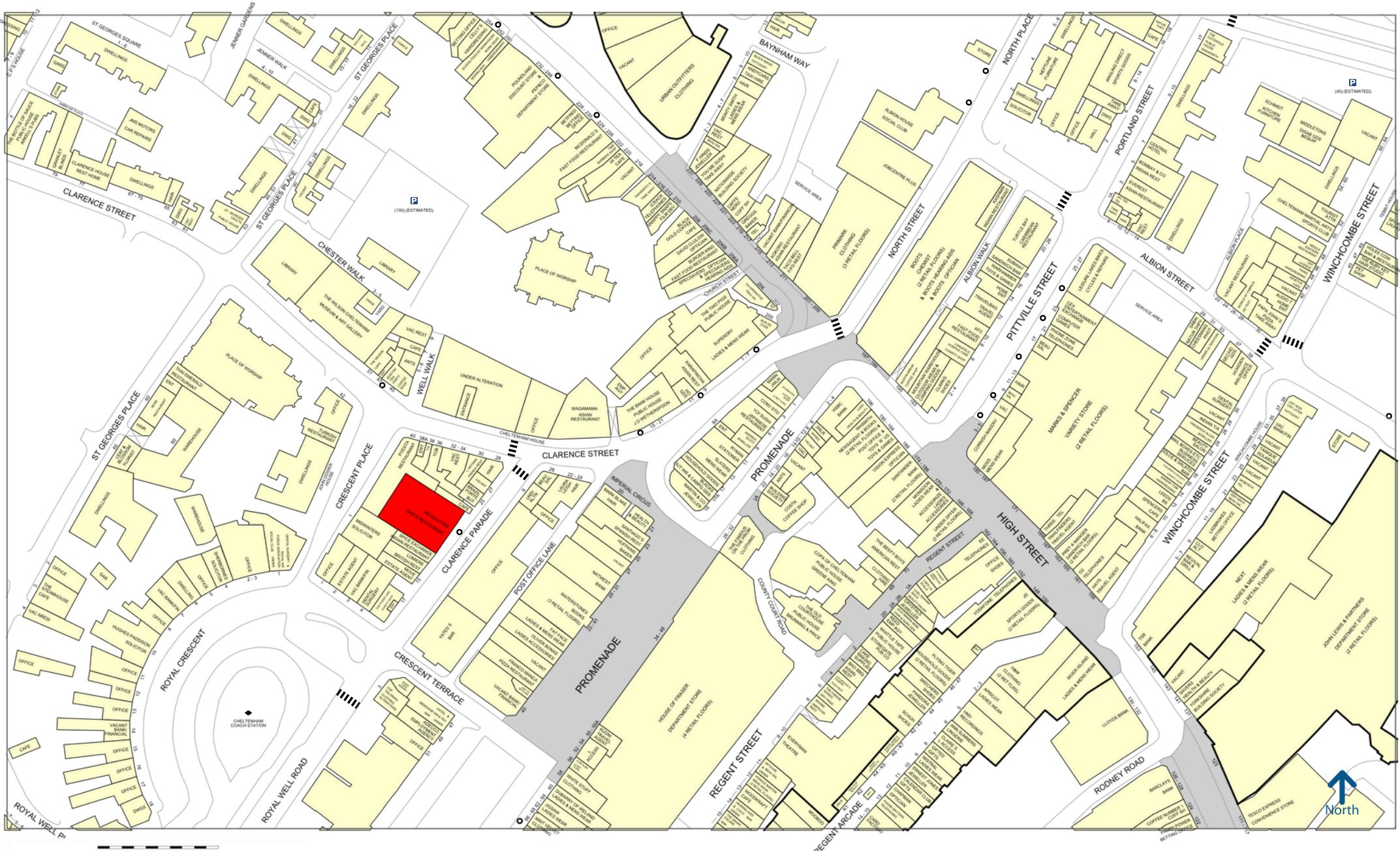
The property is held freehold and is available, subject to securing vacant possession, on a new lease. Alternatively freehold offers will also be considered.

VIEWINGS

Interested parties are strongly urged to undertake customer viewings in the first instance. All formal viewings must be strictly be made by prior appointment via the sole agents Savills. Under no circumstances should any direct approach be made to any of the current occupiers members of staff.

MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.



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PAUL BREEN

07767 873353
pbreen@savills.com

CHRIS O'MAHONY

07870 555988
comahony@savills.com

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, positioned within a white square.