



7 Suffolk Parade, Cheltenham, GL50 2AB

**A VALUABLE FREEHOLD SET IN THIS VIBRANT AREA OF THE SUFFOLKS LENDING ITSELF TO MANY USES AND WITH THE ADDED ADVANTAGE OF LIVING ACCOMMODATION OFFERED FOR THE FIRST TIME IN NEARLY 40 YEARS.**

**Location**

The Property is situated to the South of Cheltenham Town Centre in the popular Suffolks area famous for its specialist retail offer. Suffolk Parade is located within a short walk of both Montpellier and Bath Road and a central part and the popular Street Fairs hosted in The Suffolks which are always great events.

The property comprises four floors of accommodation and forms part of an attractive terrace of similar style shops, restaurants and independent traders. The property until recently has been a picture framer and for many years home to an interior design company.

It will be found in excellent condition and has living accommodation on the upper floor. The property has mains water, electric and gas connected along with gas fired central heating.

**Accommodation:** We calculate the following approximate net internal floor areas

Ground and upper floor: 1061 sq. ft /98.6 sq. m

Cellar: 186 sq. ft/17.3 sq. m

Total: 1247 sq. ft / 115.9 sq. m

**Rates:** Rateable Value: £6,900 property reference 04831000701. This sits below the level at which the majority of occupiers will enjoy 100% relief – please check with the local authority to confirm if your business will qualify. Rates payable are a proportion of the rateable value. Please enquire to Cheltenham Borough Council for more details.

**Use:** Currently under retail use which falls within Class E. All uses within this class considered, including professional services, café, clinic etc. Residential change of use is currently being sought by our client.







Approximate Gross Internal Area = 1061 sq ft / 98.6 sq m

Cellar = 186 sq ft / 17.3 sq m

Attic = 298 sq ft / 27.7 sq m

Total = 1545 sq ft / 143.6 sq m

**Tenure:** Freehold

**EPC:** AWAITING

**Business rates:** £6,900 rateable value

**Area:** 1247.00 sq ft

**Property Ref:** 19063860

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. PRN: 18128602 - Date of printing 2nd September 2024  
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