



FOR SALE – Modern Town Centre Office and Residence.

Knapp Road, and 14 New Street, Cheltenham, GL50 3LP

Town Centre Office with Residential Dwelling

Modern office building at Knapp Road and adjacent dwelling at 14 New Street, Cheltenham, Gloucestershire, GL50 3LP

For Sale

LOCATION

The site is located off Knapp Road, close to Cheltenham town centre in a predominantly residential area, with access to a wide range of amenities and close proximity to public transport services. A short distance to the west is Waitrose Supermarket and to the east the Lower High Street.

- Cheltenham Train Station – 1 mile
- Waitrose Supermarket – 0.2 miles
- The High Street – 110 meters

DESCRIPTION

The property comprises a purpose built, modern office block accessed via Knapp Road, with circa 8 x parking spaces. The office is arranged over three floors, ground, first and second and is furnished to a high standard with perimeter trunking and carpet throughout. The property is fully self-contained with a purpose built kitchen, LED lighting, double glazing throughout and a gas fired central heating system with localised air conditioning.

The residential property is accessed from New Street. It was formerly a commercial building which was adapted and converted into residential use in 1998. The property currently comprises a one bedroom, single-storey (with loft storage) residential dwelling with integral garage and additional lean-to.

The property is of brick and blockwork construction with a dual pitched roof with translucent panel design. Some apertures are covered with metal roller shutter doors. Internally accommodation comprises an open plan kitchen / living room, side hallway with bathroom and large double bedroom off. From the garage area access to the roof space is provided via a hatch. The garage and roof space offer further scope for conversion to provide additional residential accommodation. The residential space has recently been renovated.

Externally the property benefits from a garden / courtyard area to the rear, which may provide an opportunity for further development subject to planning, with a generous driveway to the front of the property and gated access off New Street. It is understood that a pedestrian right of way of circa 1m exists alongside the eastern boundary, which provides access to the rear of the adjoining terrace along Chapel Street.

Area	SQM	SQFT
GF Office	124.35	1338
FF Office	50.4	542
SF Office	40.6	437
Residential	81.62	878
Total	296.97	3,196
	Hectares	Acres
Site Area	0.006	0.16

PLANNING

The subject property is located within the Principal Urban Area (JCS SP2 & SD1) otherwise known as the settlement boundary. The property is within the central Conservation Area (CP HE3). There do not appear to be any Listed Buildings within the immediate area to which further conversion or redevelopment would cause harm.

The residential property was permitted change of use from commercial premises to a dwelling in 1998 - 98/00360/PC - *Change Of Use From Commercial Premises to Dwelling Involving Alterations To Existing Front And Rear Elevations. Commuted Sums For Playspace Paid 4 June 1998. Permitted.*

The property appears to offer scope for further conversion or potential for complete re-development into a single dwelling or apartments (subject to planning).

COUNCIL TAX/ BUSINESS RATES

Residential dwelling - Council Band B

Office rateable value is £31,250

We advise all interested parties to make their own enquiries with the VOA: <https://www.gov.uk/find-business-rates>

ENERGY PERFORMANCE CERTIFICATE

The office building has an EPC rating – C.

The residential building has a Band G rating.

TENURE

The site offered Freehold with vacant possession.

GUIDE PRICE & METHOD OF SALE

The property is For Sale by way of Informal Tender (sealed bids). The guide price is £1,000,000.

Offers are to be submitted to Phoebe Harmer by email: phoebe.harmer@brutonknowles.co.uk.

SERVICES

We understand that the house benefits from mains services including water, drainage, and electricity, however we have not carried out any tests in this regard.

Please note that a Severn Trent Water sewer pipe runs underneath the site which would require diversion if the site is re-developed. We are advised that if the existing structure is further developed diversion may not be required.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction. Please note that there is a small area of unregistered land in the driveway which is subject to an indemnity policy.

VIEWING & FURTHER INFORMATION

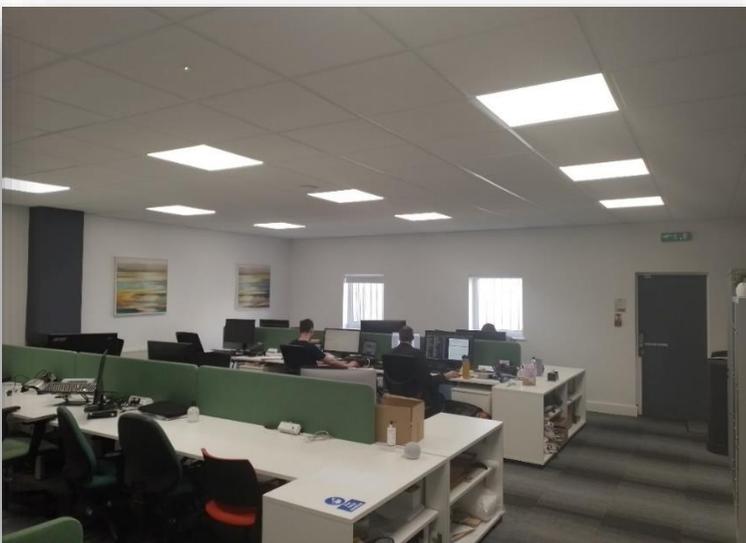
Please contact us for the information pack. Viewing is strictly by appointment only on set viewing days.

To arrange a viewing, please contact Dorian Wragg dorian.wragg@brutonknowles.co.uk

SUBJECT TO CONTRACT – October 2023

Town Centre Office with Residential Dwelling

14 New Street, Cheltenham, GL50 3LP

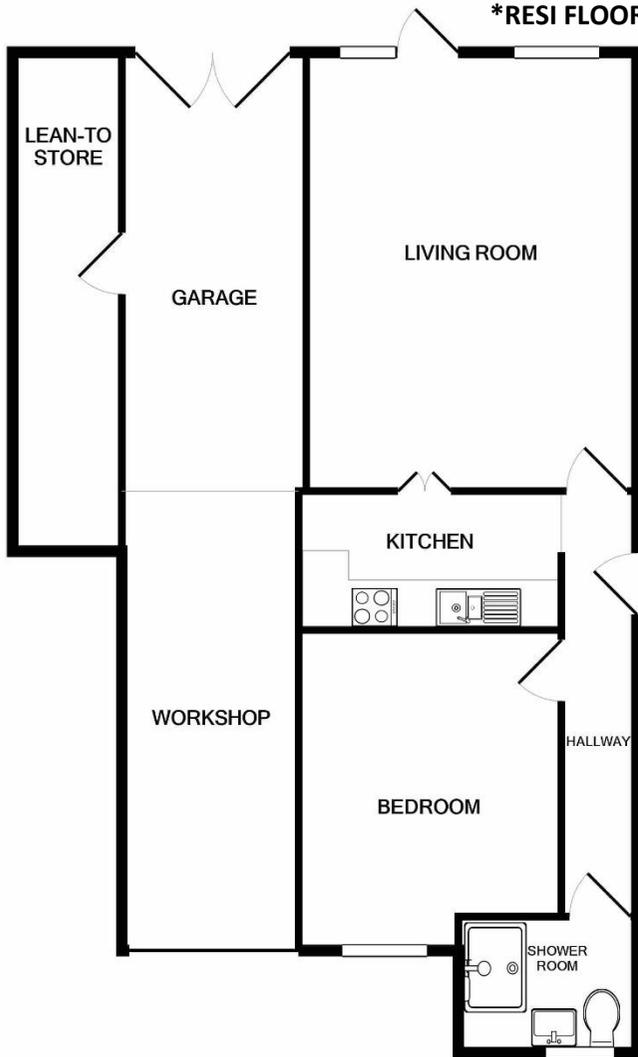


Floor Plans and EPC

14 New Street, Cheltenham, GL50 3LP



RESI FLOORPLAN AND EPC

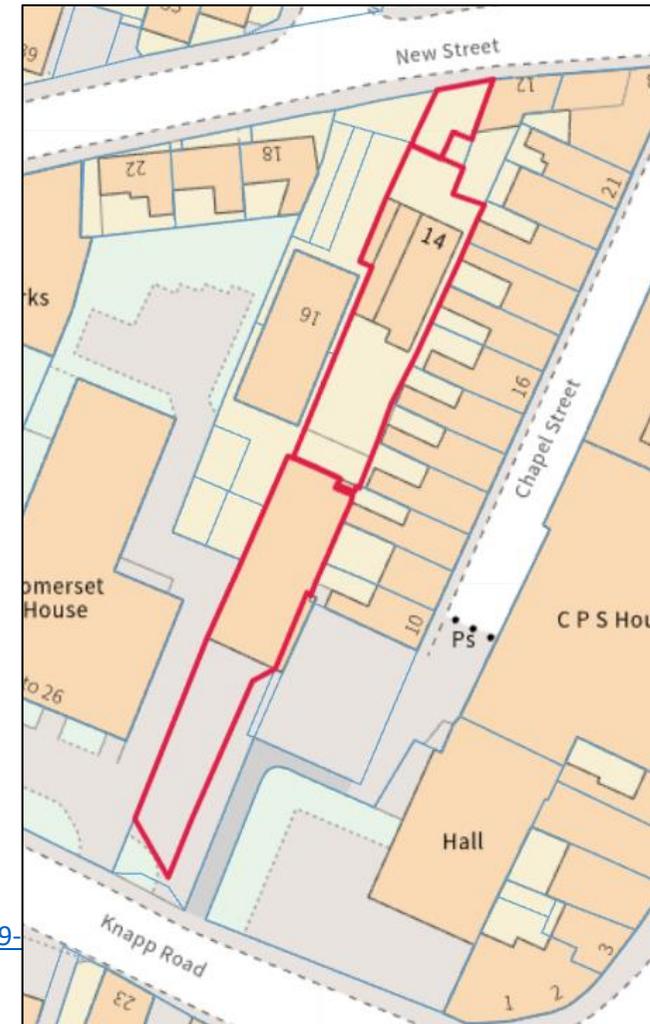


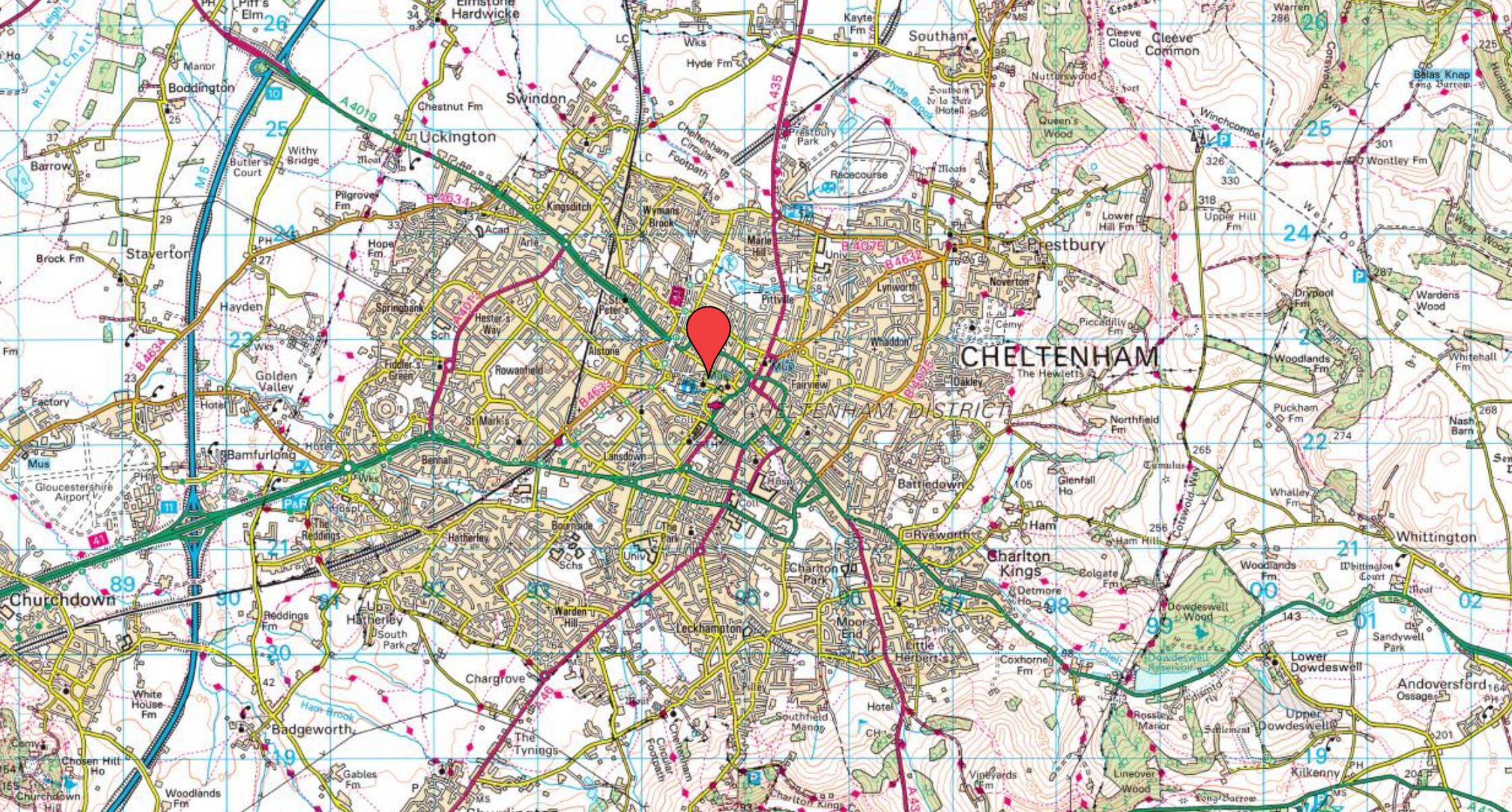
14 New Street CHELTENHAM GL50 3LP		Energy rating G
Valid until 7 October 2031	Certificate number 9139-8120-2109-0843-0206	

Property type: Detached bungalow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D		
39-54	E		
13-38	F		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9139-8120-2109-0843-0206>





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