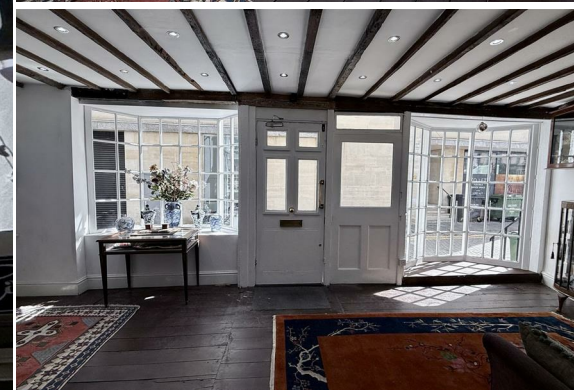
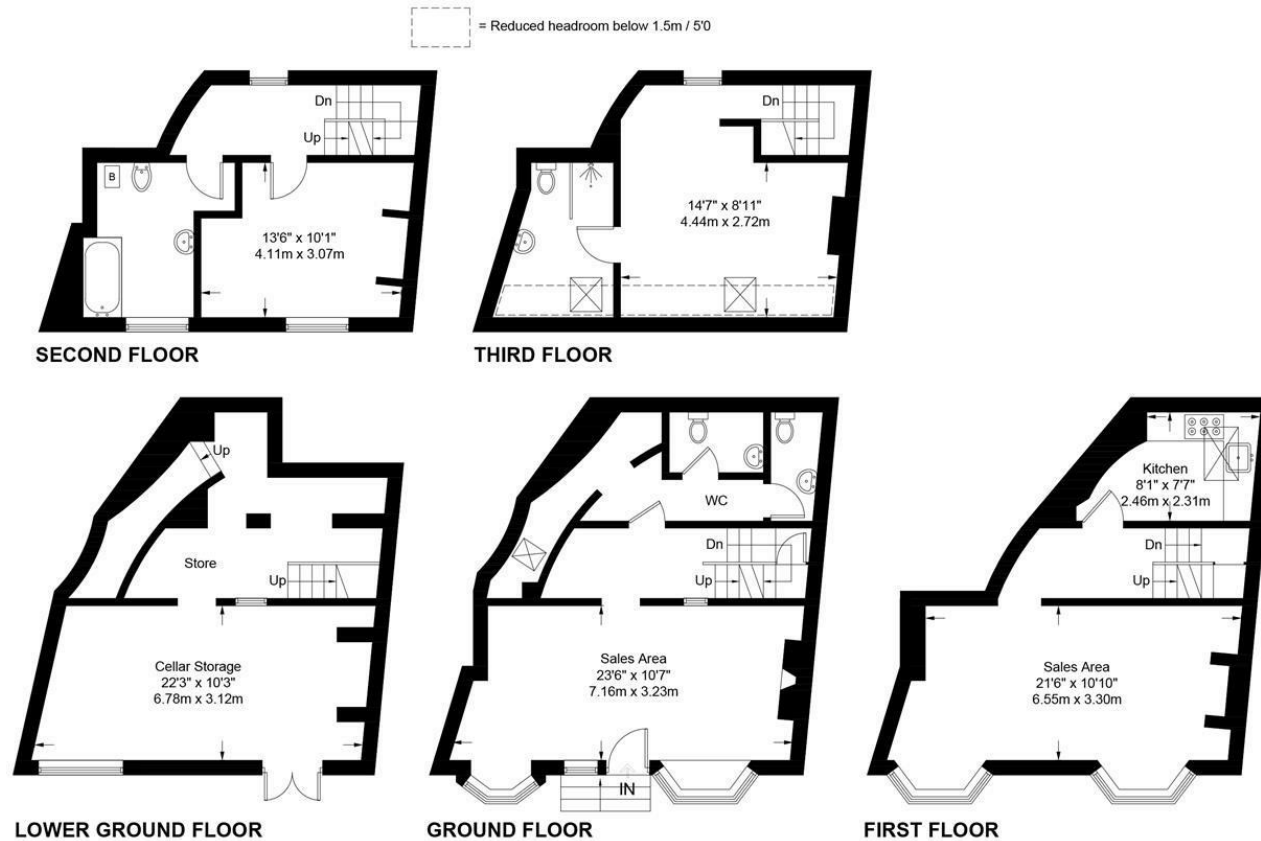


5-6

Well Walk Cheltenham Gloucestershire GL50 3JX



A FREEHOLD COMMERCIAL PROPERTY ONE OF THE TOWN'S MOST HISTORIC BUILDINGS WHICH COULD LEND ITSELF TO MANY USES AND WITH EASE PROVIDE LIVE IN ACCOMMODATION



Approximate Gross Internal Area = 1931 sq ft / 179.4 sq m
(Including Cellar Storage)

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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DESCRIPTION

No. 5 & 6 Well Walk is a substantial period commercial property with a character and identity rarely available in the town centre. The accommodation extends to approximately 1,930 sq ft and is arranged through a building of notable architectural interest, offering an unusually memorable setting for a customer facing or appointment led business. The property has most recently combined a traditional tea room and interiors and decorative textiles business. That history demonstrates the building's ability to support a distinctive commercial concept where atmosphere, individuality and service are central to the offer.

THE LOCATION

The property sits in the historic core of Cheltenham, immediately beside Cheltenham Minster and within a short walk of Clarence Street, the Promenade, the High Street, The Wilson Art Gallery and Museum, and the town's established retail and leisure amenities. Its individual setting offers a strong sense of place while keeping customers and staff close to the centre of town.

GRADE II LISTED

National Heritage List for England entry 138817 Numbers 5 and 6 and attached railings.

LEGAL FEES

Each party is to be responsible for its own legal and professional costs.

PLANNING

The property has most recently been used as a tea room together with a specialist interiors and retail business. Interested parties should make their own enquiries of Cheltenham Borough Council regarding the existing lawful use and the suitability of any proposed use.

General

Local Authority: Cheltenham

Council Tax: Exempt

EPC: Band

Rating: null

Title Number: GR93933

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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. Purchasers should not rely on room labels they are chosen by the floor planner and may not have the deemed planning consent for such use.