

3 Crescent Terrace Cheltenham, Glos. GL50 3PE



- **Investment Opportunity - Terraced Period Property In The Town Centre**
- **Arranged Over 4 Stories With Offices On The Upper Floors & Restaurant In The Basement**
- **Currently Partially Let**
- **Scope To Convert Upper Floors To Residential Usage – Subject To Planning Permission**

Guide Price £575,000

LOCATION

The building is located in the middle of Crescent Terrace, Cheltenham, which is the centre of Cheltenham's commercial and business district overlooking Royal Well.

DESCRIPTION

The building is of the Regency period forming part of an attractive 19th Century crescent and is Grade II* Listed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building is Grade II* Listed and as such is exempt from requiring an EPC.

ACCOMMODATION

Basement

Accessed via gated entrance down external stone steps with Internal size overall of approximately 990sq.ft. (95sq.m.)

Customer Retail & Seating Area, Kitchen & Serving Area, Two separate W C's, Rear Store In Courtyard, Cellar & Under-Stairs Storage Area

Ground Floor

Accessed via stone steps up to main entrance door. Hallway With Double Doors To Inner Hallway With Staircase Up & Access To:-

Offices 1, 2 & 3 Internal Size: 550sq.ft. (51sq.m.)

Office 4 Internal Size: 150sq.ft. (13.5sq.m.)

First Floor Rear Mezzanine

Kitchen Area

Coats/Storage Area With Gents & Ladies Toilets

First Floor

Offices 5 & 6 Internal Size: 530sq.ft. (49sq.m.)

Second Floor Rear Mezzanine:

Office 7 Internal Size: 145sq.ft. (13.5sq.m.)

Second Floor

Office 8 Internal Size: 180sq.ft. (16.5sq.m.)

Offices 9 & 10 Internal Size: 300sq.ft. (28sq.m.)

Additional Separate Toilet

Storage Cupboard With Roof Access Hatch

Office 11 Internal Size: 90sq.ft. (8.4sq.m.)

The First & Second Floors Of The Building Could Be Converted To Residential Usage – Subject To All Of The Necessary Planning Permissions Being Obtained

SERVICES

Mains electricity, water and drainage are connected.

RATING

The premises excluding the basement has a Rateable Value of £7,623.00.

TENANCIES

The basement shop is let to The Muffin Man Cafe/Restaurant.

The remainder of the premises are as follows:

Offices 1, 2 & 3: Let to Young & Gilling Residential Ltd.

Office 4: Let to Janes Design.

Offices 5 & 6: Currently Vacant. Just been fully refurbished and are available to let.

Office 7: Let to Concise Business Solutions.

Office 8: Currently Vacant. Recently refurbished.

Offices 9 & 10: Let to PRB Marketing.

Office 11: Currently Vacant.

The office lease rents are on an inclusive basis.

PRICE

Offers for the Freehold interest are invited based on £575,000.

VAT

The property is not currently elected for VAT.

EPC

The property is Grade II* Listed and is exempt from requiring an Energy Performance Certificate.

VIEWING

For further information or to arrange a viewing please contact:

Young & Gilling Residential Ltd

3 Crescent Terrace

Cheltenham

GL50 3PE

Tel: 01242 521129

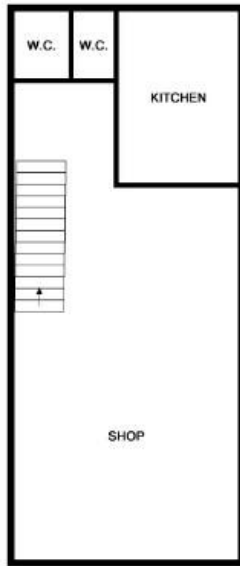
email: property@youngandgilling.com

IMPORTANT NOTICES

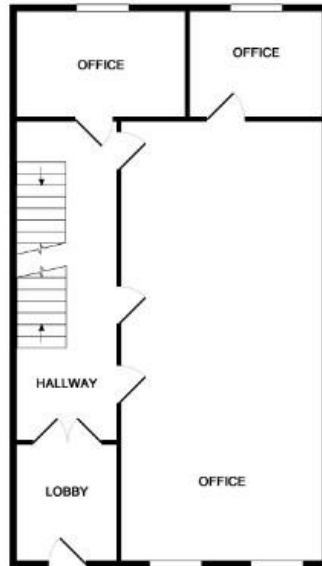
SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND – None of these have been tested by Young & Gilling Residential Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

RATING - Standard Uniform Business Rate 2013/2014 47.1 pence in the pound. Rateable values obtained from www.voa.gov.uk and should be verified by the new occupier. Transitional arrangements, eligibility for the Small Business Rate Relief scheme, or appeals against Rateable Value may affect the bill payable. See the 'Taxes, returns & payroll' section of www.businesslink.gov.uk for further information.

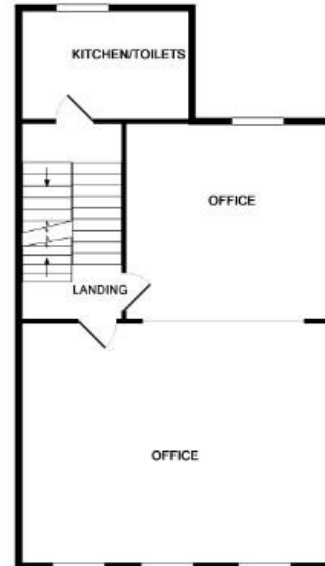
MISREPRESENTATION ACT - These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Young & Gilling Residential Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Young & Gilling Residential Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



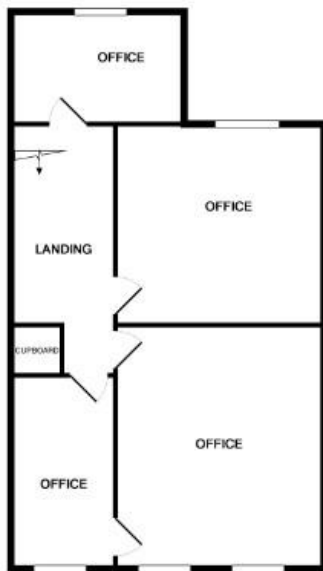
BASEMENT LEVEL



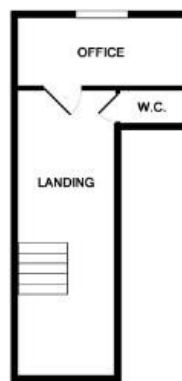
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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