



## 3 Crescent Terrace, Cheltenham, Glos. GL50 3PE.

£800,000

### COMMERCIAL INVESTMENT OPPORTUNITY

Terraced period property in the  
town centre.

Arranged over four stories with  
offices on the ground, first &  
second floors, and cafe in the  
basement.

Potential gross annual income of  
c.£43,000 when fully Let



**Location:** 3 Crescent Terrace is located opposite the Royal Well coach station, approximately a 30 second walk west of The Promenade and 5 minutes from the High Street.

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

#### **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. Gas connected to basement

#### **Rating**

To be advised

#### **Tenancies**

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

The remainder of the premises are as follows:

Offices 1, 2, 3 & 4: Currently Vacant

Offices 5, 6 & 7: Currently Vacant

Office 8: Let to Currently Vacant

Offices 9 & 10: Let to Purleius Consulting

Office 11: Let to Paul Towey, Artist.

#### **Price**

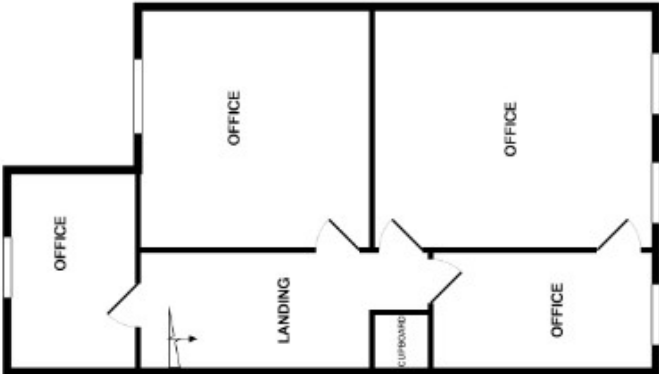
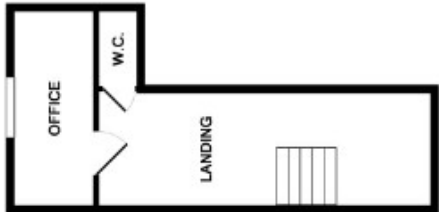
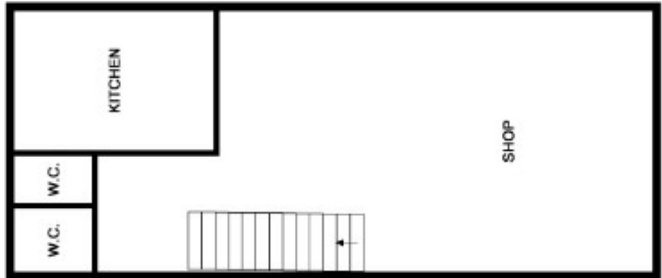
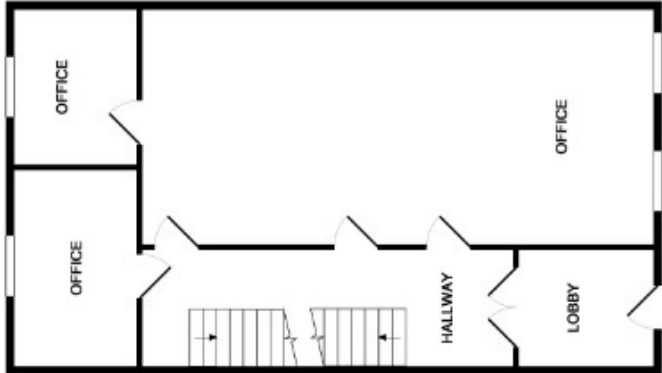
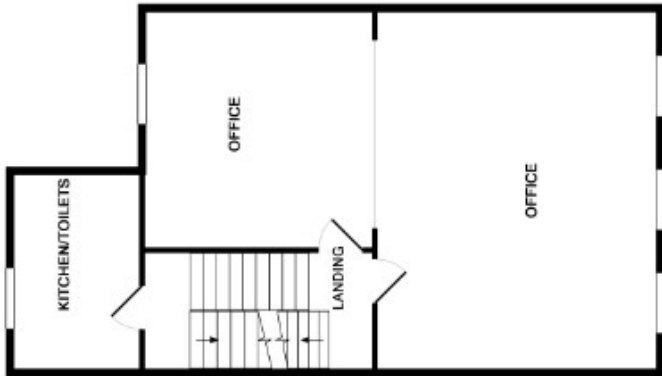
Offers for the Freehold interest are invited based on £800,000.

#### **VAT**

The property is not currently elected for VAT.

#### **EPC**

The property is Grade II Listed and is exempt from requiring an Energy



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 area shown is not intended to be used as a basis for any claim and no guarantee is given as to the accuracy or efficiency of the plan.

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**Viewing:** By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

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**Email:** [property@youngandgilling.com](mailto:property@youngandgilling.com)

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#### 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](http://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](http://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. [Agents Note](#)

For the avoidance of doubt, we wish to inform prospective clients that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

#### **Anti – Money Laundering Legislation**

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



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