

TO LET – A5 Takeaway Unit

BK Bruton Knowles

est. 1862

46 Goldsmith Rd, Cheltenham GL51 7RY



- £15,000 per annum
- A5 Planning Consent
- 458 Sq. Ft
- Good parking provision

TO LET – A5 Takeaway Unit



46 Goldsmith Rd, Cheltenham GL51 7RY

LOCATION

Coronation Square is a busy community shopping centre serving a strong local catchment of approximately 117,000. Located approximately 3 miles west of Cheltenham town centre, this mixed use development provides housing, a community library and offices occupied by Cheltenham Borough Council. Excellent road connections located on the busy A4013 connecting to the A40 and A4019 and then junctions 10 and 11 of the M5. In addition GCHQ, Gloucestershire College with over 10,000 students and Pate's Grammar School are located in the immediate vicinity.

DESCRIPTION

The property comprises a ground floor retail unit, currently used as a Chinese Takeaway with A5 planning consent. The property benefits from security shutters, gas, water and electricity supply.

ACCOMMODATION (ITZA)

AREA	SQ M	SQ FT
Ground Floor	42.55	458
Total	42.55	458

RATES

We understand the Rateable Values as at 31st March 2017 to be £3,850

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

PLANNING

46 Goldsmith Road is classed as use A5 under the Use Classes Order 1st Sept 2020.

EPC

A new EPC is set to be commissioned.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

RENT

£15,000 per annum.

SERVICE CHARGE

We are advised that service charge is payable on this property. Further details upon request.

VAT

VAT will be applied to all costs.

VIEWING

By appointment only with the sole agents Bruton Knowles.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Phoebe Harmer

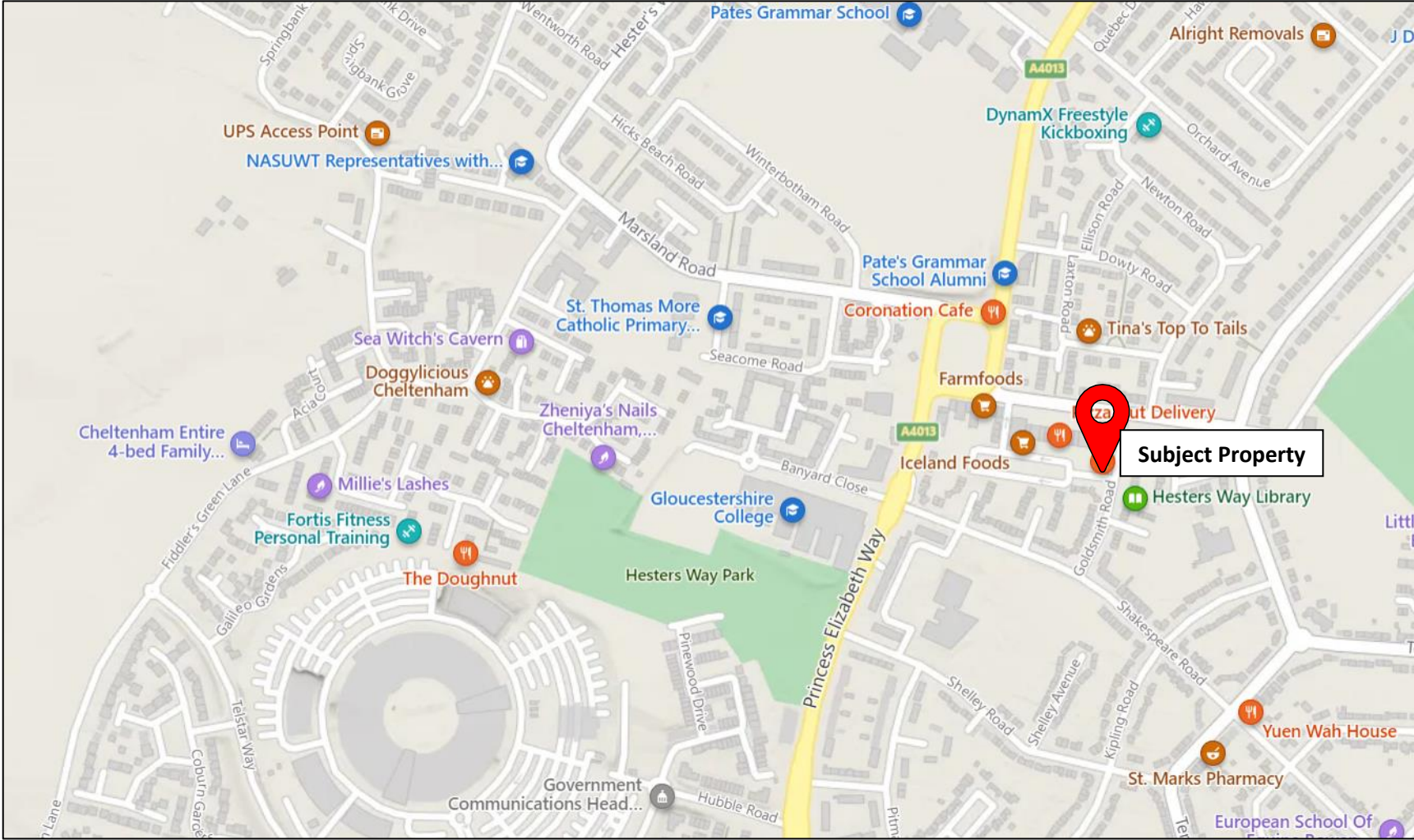
07516 507939

phoebe.harmer@brutonknowles.co.uk

TO LET – A5 Takeaway Unit



46 Goldsmith Rd, Cheltenham GL51 7RY



Bruton Knowles, Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4NF
01452 880000

Dorian Wragg
Partner
07338 103935

Phoebe Harmer
Property Assistant
07516 507939

dorian.wragg@brutonknowles.co.uk phoebe.harmer@brutonknowles.co.uk



Subject to Contract October 2022