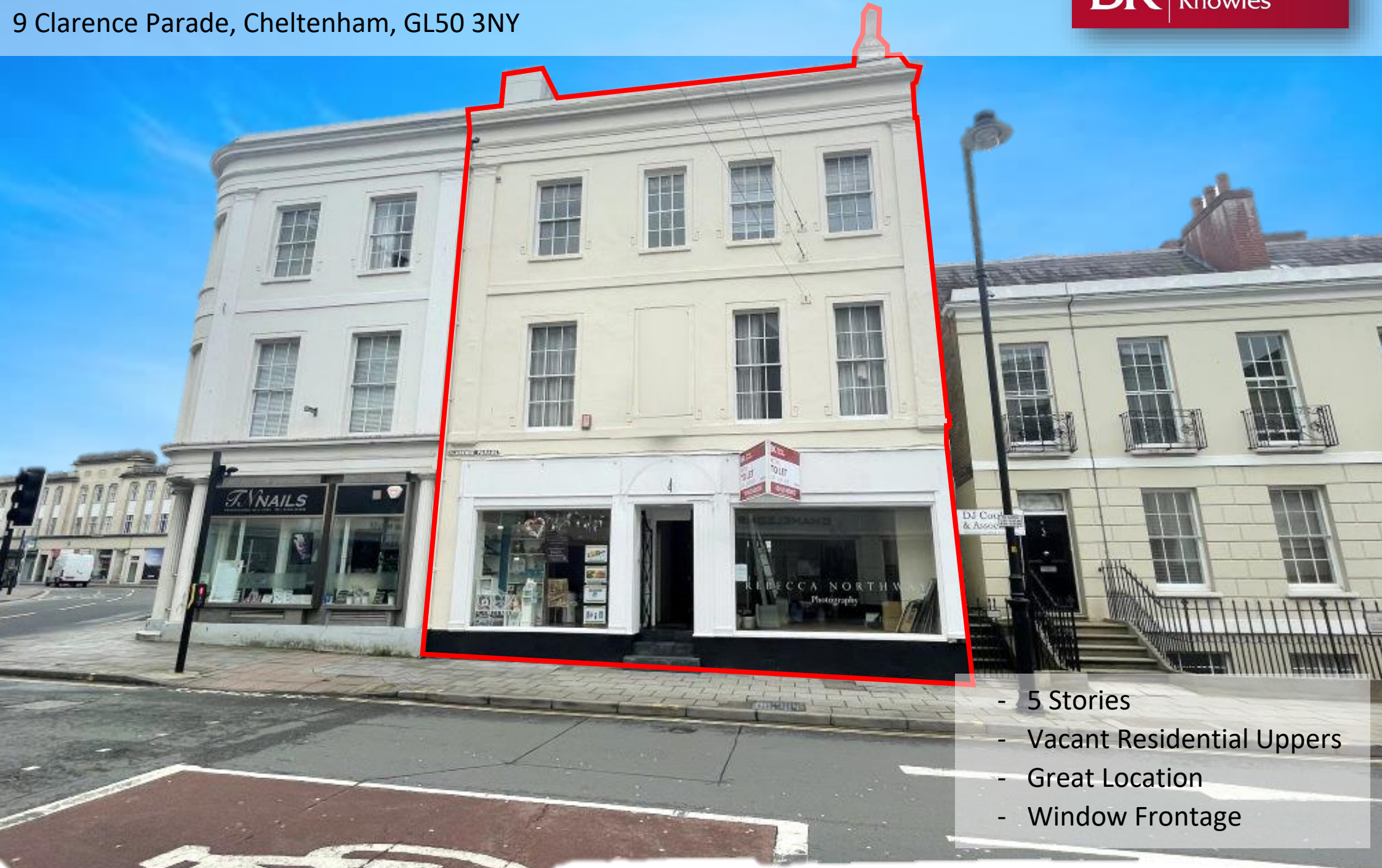


# TO LET – FULL PROPERTY GF RETAIL/ UPPER RESIDENTIAL



9 Clarence Parade, Cheltenham, GL50 3NY



- 5 Stories
- Vacant Residential Uppers
- Great Location
- Window Frontage

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## LOCATION

The property boasts a good location along Clarence Parade, just short of Cheltenham High Street. Cheltenham benefits from excellent public transport links, with the High Street accessible via bus routes from both Cheltenham and Gloucester. Cheltenham Spa station sits 1.1 miles west of the town centre. The town benefits from good road links, with the M5 motorway network lying on the western fringes of the town and the A40 providing access to the West Country, Oxford and London.

## DESCRIPTION

The property provides prominent, town centre, regency building providing a ground floor retail, basement and first floor storage accompanied by two 1 bedroom apartments on second and third floors. The property provides extensive window frontage onto the popular Clarence Street, leading into Cheltenham Town Centre and adjacent to Royal Well bus station.

The Property is grade II listed.

## TENURE

New full repairing and insuring lease for a term of years to be agreed.

## RATES

We would advise any interested party to make their own enquiries with the Valuations Office Agency.

## RENT

£40,000 per annum.

## ACCOMMODATION

Floor	Sq. Ft	Sq M
Basement	400	37.16
Ground	408	37.90
First Floor	417	38.74
Second Floor (1 bed flat)	417	38.74
Third Floor (1 bed flat)	400	37.16
<b>Total</b>	<b>2,042</b>	<b>189.70</b>

## VAT

VAT is not applicable.

## PLANNING

The retail will fall under use within class E of the Use Classes Order (amendment) 2020

## LEGAL COSTS

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

## VIEWING/ VIDEO TOUR

Video tour: [20240412\\_102728000\\_iOS.MOV](#)

Viewing appointments available on request.

## FURTHER INFORMATION

If you require any further information or would like to arrange a viewing, please do not hesitate to contact Bruton Knowles on the details provided.

**Phoebe Harmer**

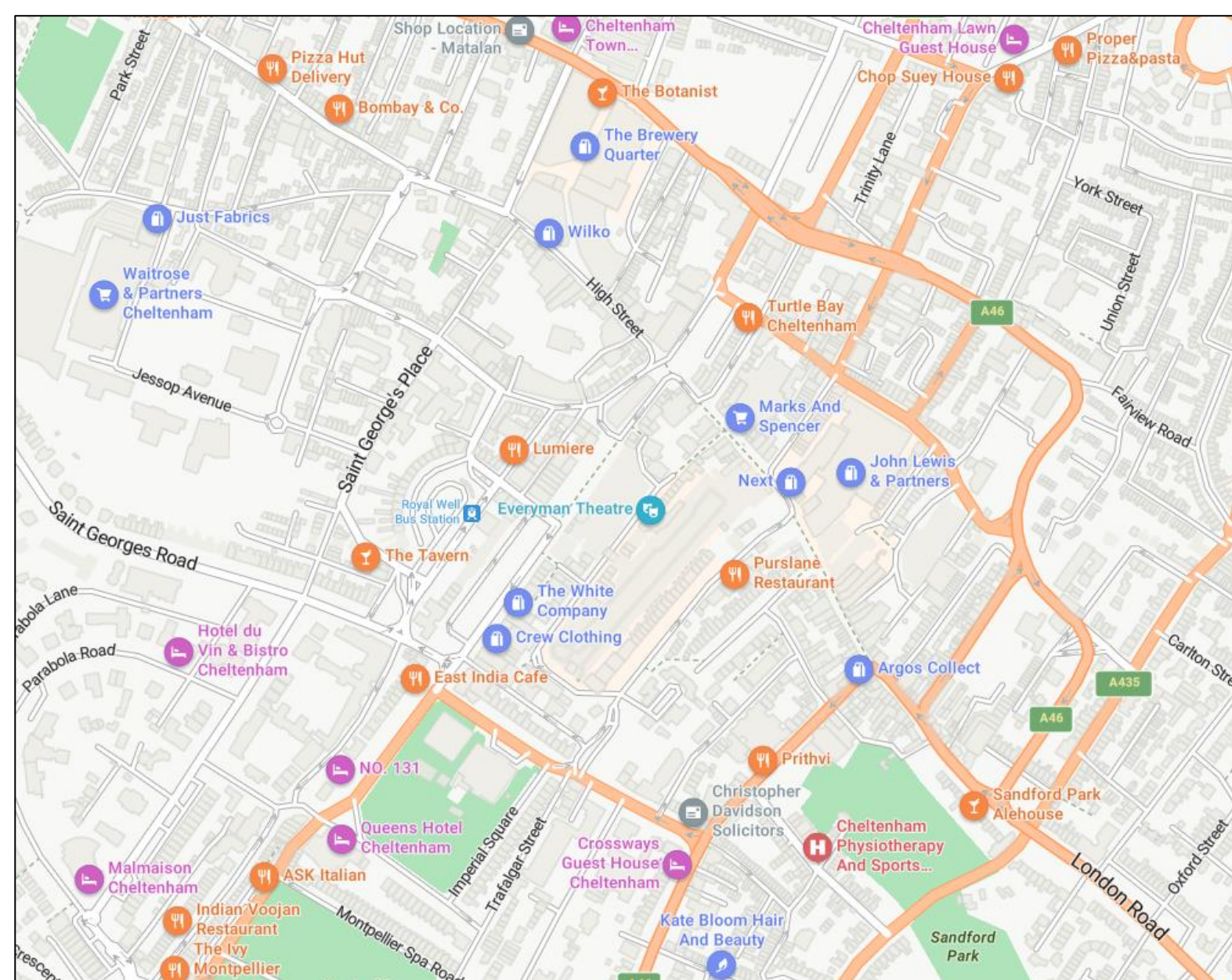
07516 507939

[phoebe.harmer@brutonknowles.co.uk](mailto:phoebe.harmer@brutonknowles.co.uk)



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