



FOR SALE

CHELTENHAM - PRIME GATEWAY DEVELOPMENT SITE, 252 BATH ROAD, GL53 7NB.



- Part of the Cheltenham's thriving Bath Road shopping area. Occupiers in the immediate vicinity include The Exmouth Arms, Norwood Arms, Natwest Bank and Lloyds Bank, Sainsburys Convenience Store, Co-op and a range of independent retailers.
- Consent has been obtained for a mixed use development comprising 8 apartments (Class C3) on the upper floors and a retail unit for flexible use as shop (Class A1) or restaurant/cafe (Class A3) on the ground floor.
- Total developable area of circa 975 sq m (10,500 sq ft) with 8 on-site car parking spaces.
- Total site area - 0.11 Hectares (0.28 Acres).

COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT



LOCATION

The property is situated in the spa town of Cheltenham which has a population of approximately 110,000 and lies in the heart of the Cotswolds. There is excellent road communications with the M5 motorway lying on the Western fringes of the town and the main A40 road providing access to the West Country, Oxford and London to the East. There is in addition a main line railway station in the town forming a link to London Paddington with journey time of just under two hours.

DESCRIPTION

Full planning consent has been obtained for a mixed use development comprising 8 apartments (Class C3) on the upper floors and a retail unit for flexible use as shop (Class A1) or restaurant/cafe (Class A3) on the ground floor.

There are 7 No. two bedroom apartments and 1. No one bedroom with double bedroom, five with ensuite shower rooms, an open plan living/dining/kitchen area and seven have bathrooms and one with shower room.



A number of the apartments have balconies and each has an allocated parking space with a cycle store also provided.



The proposed retail unit has two entrances from Bath Road with feature glazing on the front elevation and additional glazing on Langdon Road helping to enhance the natural lighting throughout. The unit will have a designated seating area to the front and access is provided to the rear to the bin storage area. A ventilation shaft has been included.

We are advised that services exist within the locality and confirm that we have not tested any of the service installations.

Any prospective purchaser must satisfy themselves independently as to the state and condition of such items.

PLANNING

Mixed use development comprising 8 apartments (Class C3) on upper floors and a retail unit for flexible use as shop (Class A1) / restaurant, cafe (Class A3) on the ground floor. Full details can be viewed on the Cheltenham Borough Council website at: www.cheltenham.gov.uk Application reference no. 18/02097/FUL. The site lies within the Bath Road Conservation Area.

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.



PROPOSED ACCOMMODATION

Ground Floor		
Retail unit		320 sq m
First Floor		
Apartment 1	2 bedrooms	99 sq m
Apartment 2	2 bedrooms	106 sq m
Apartment 3	2 bedrooms	85 sq m
Apartment 4	2 bedrooms	86 sq m
Second Floor		
Apartment 5	2 bedrooms	83 sq m
Apartment 6	2 bedrooms	80 sq m
Apartment 7	2 bedrooms	69 sq m
Apartment 8	1 bedroom	53 sq m



TERMS

The property is offered freehold with vacant possession.

The sale contract documentation will provide for an uplift payment to be made triggered by the grant of planning consent for development with an increased floor area above the current consent.

GUIDE PRICE

Price on Application.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

INFORMATION PACK

An Information Pack is available on request from the agent. The pack contains the following: -

1. Replies to services enquiries.
2. Local Search.
3. Title documentation.
4. Answers to Pre-Contract Enquiries with supporting detail including: Refurbishment and Demolition Asbestos Report (Type 3) and Ground Investigation Report.

VIEWING

Strictly by prior arrangement with the agents.

Simon McKeag sjm@ashproperty.co.uk

Or

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01242 237274 or 01452 300433

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PLANNING CONSULTANTS

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