



7 Ormond Terrace  
Regent Street  
Cheltenham  
GL50 1HR

- Period office building within the town centre
- Private parking at the rear
- Undergoing refurbishment

*To Let*

*184.32 sq m  
(1,984 sq ft)*



**T. 01242 244744**

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## Location

With a population of around 120,000, Cheltenham is an important regional centre within the heart of the Cotswolds. The town serves an extensive catchment area and is renowned for its range and quality of shopping and its various festivals attract many visitors throughout the year.

The town benefits from good transport connections to the Midlands and South West with Junctions 10 & 11 of the M5 motorway located approximately 4 miles to the west of the town centre providing direct access to Bristol and Birmingham. The A417/0 provides good access to the M4 motorway and London. Cheltenham has regular train services to London Paddington (1 hour 55), Birmingham (40 mins) and Bristol (45 mins).

The subject property is centrally located on the part of Regent Street

## Accommodation

The approximately net internal floor areas are as follows:

Lower Ground Floor:	36.22 sq m (390 sq ft)
Ground Floor:	39.90 sq m (429 sq ft)
First Floor:	41.28 sq m (444 sq ft)
Second Floor:	39.80 sq m (428 sq ft)
Third Floor:	27.12 sq m (292 sq ft)
<b>TOTAL:</b>	<b>184.32 sq m (1,984 sq ft)</b>

A further 47.46 sq m (511 sq ft) may be available in the adjacent building by separate negotiation.

known as Ormond Terrace, with the town's Promenade shopping parade, High Street and Regent Street entrance to the Regent Arcade Shopping Centre in close proximity. A new cinema complex is due to open shortly within Regent Arcade, with a new food hall later this year. Regent Street and in particularly Ormond Terrace is popular with recruitment agencies, solicitors, hair salons as well as numerous cafes.

Public parking is available nearby on both Rodney Road and within the Regent Arcade multi-storey car park directly opposite.



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## Description

7 Ormond Terrace comprises a Grade II Listed Regency mid terrace property with accommodation over lower ground, ground, first, second and third floors. The accommodation has most recently been used for office space, although other uses may be considered (subject to planning). Each floor benefits from individual rooms of varying sizes, with WC and kitchen facilities on the lower ground and third floors.

The property is due to be refurbished throughout, further information available upon request.

There are four parking spaces located to the rear of the building.

## Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular rent reviews.

## Rent

£33,750 per annum exclusive.

## VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.



## Rates

Rateable Value to be reassessed upon occupation.

Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

## Legal Costs

Each party to bear its own legal costs incurred in the transaction.

## EPC

The property is listed and therefore believed to be exempt.

## Viewing

By prior appointment with the sole agent KBW.

Ref:026061



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