



10 Bath Mews, Bath Parade
Cheltenham
GL53 7HL

- Self contained office within Cheltenham town centre
- Two allocated car parking spaces
- Own kitchenette and WC facilities

To Let

*96.57 sq ft
(1,039 sq ft)*



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





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Location

Bath Mews is situated to the east of the town centre and links Bath Road to College Road. Bath Road provides good transport links to the rest of the town, A40 and M5. There is a public car park at the junction of Bath Road and Bath Parade opposite the Bath Mews development and the towns high street is also a short walk away.

Description

The building forms part of a purpose built courtyard development with painted and rendered brickwork elevations under a pitched tiled roof with flat roof section at the rear. 10 Bath Mews is self-contained with its own front door and accommodation over three levels, including a kitchenette and wc facilities.



The offices are carpeted throughout and benefit from gas central heating, perimeter trunking and CAT II fluorescent strip lighting.

Externally, the property has two allocated car parking spaces.



Accommodation

The approximate net internal floor areas (NIA) are as follows:

Ground Floor:	20.77 sq m (224 sq ft)
First Floor:	41.54 sq m (447 sq ft)
Second Floor:	34.26 sq m (369 sq ft)

Total NIA: 96.57 sq m (1,039 sq ft)

Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

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Terms

Available on a new full repairing and insuring lease for a term of years to be agreed. Lease to be “contracted out” of the security of tenure provisions in the Landlord and Tenant Act 1954.

Service Charge

A service charge is payable toward the upkeep and maintenance of the external communal areas. More information available upon request.

Rent

£13,500 per annum exclusive.

Rates

Rateable Value: £9,200.

Small business rate relief may be achievable. The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.



EPC

The unit has an energy performance rating of D (82). A copy of the Energy Performance Certificate can be provided upon request.



Legal Fees

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



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VAT

We understand VAT is not payable on the rent. Intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

Viewing

By prior appointment with the sole agent KBW.

Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

Ref: 029071



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