

**TO LET**

**A SUITE OF 2 WELL PROPORTIONED  
ROOMS  
AT FIRST FLOOR LEVEL**

**with**

**2 ON SITE CAR PARKING SPACES**

**LOCATED IN THE HEART OF THE MONTPELLIER AREA  
OF CHELTENHAM TOWN CENTRE**

**373 SQ. FT. (34.65 SQ. M.)**



**CALDERWOOD HOUSE  
7 MONTPELLIER PARADE  
CHELTENHAM  
GLOUCESTERSHIRE GL50 1UA**

01242 255242

[www.spacharteredsurveyors.com](http://www.spacharteredsurveyors.com)

## **SITUATION**

Calderwood House is situated to the west side of Montpellier Parade, within about 50 yards of the junction with Montpellier Terrace (A40), close to the Eagle Star Tower Building, Montpellier and Imperial Gardens. Montpellier and the town centre shopping facilities are within easy reach of this property.

## **DESCRIPTION**

Calderwood House is a fine detached period building set back from Montpellier Parade, currently let in office suites and standing in its own attractive grounds.

The available accommodation is located on the first floor approached from a central front entrance hallway with staircase to well lit half landing having full width bay window overlooking the rear communal lawned garden.

The available 5 rooms leading off the main first floor landing have recently been redecorated throughout. The offices benefit from gas fired central heating, Cat II fluorescent strip lighting, wall trunked power cabling that may be extended to meet a tenant's specific requirements.

## **ACCOMMODATION (All measurements are given approximately):-**

The layout of the office suite is shown on the floorplan attached to these particulars.

<b>Office 1 Front:</b>	<b>17'0" x 12'11" (max)</b> having large front sash window, ceiling cornicing, built-in cupboard, 2 double ceiling mounted Cat II fluorescent strip lights, central heating radiator with thermostatic control, power/data wall trunking with 5 double power points. Also double network point.
<b>Office 2 Rear:</b>	<b>11'10" x 14'1" (max)</b> having sash window, built-in cupboard, wall mounted power/data trunking and 2 double Cat II fluorescent strip light units.

## **COMMON SERVICES**

The tenant will have the right to use the Male and Female toilet accommodation on the second and lower ground floors, together with the Kitchen facilities situated at lower ground floor level.

## **SERVICES**

All mains services are available to the property. Please note the fittings and services have not been tested for their serviceability or suitability.

## **LEASE**

A new lease is available for a term expiring 31<sup>st</sup> July 2021, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

### **SERVICE CHARGE**

£3,730 p.a. increasing each December by reference to the Retail Price Index and covering the provision of cleaning, electricity and heating to the offices and the building, landlord's building insurance costs together with the maintenance, cleaning and lighting of the common areas including the external structure and common garden areas.

### **COMMENCING RENT**

£9,460 p.a. exclusive of rates, payable quarterly in advance.

### **RATING**

The Rateable Value assessment for the whole of the first floor for the financial year 2018/2019 is: -

Rateable Value £10,000.00      Rates Payable £4,800.00

A new assessment will need to be made.

Small Business Rates Relief (reduced payment) may be available, subject to the tenant's status.

### **LEGAL COSTS**

The ingoing tenant is to be responsible for both parties' legal costs incurred in this transaction.

### **VAT**

All rents and charges are quoted exclusive of VAT where payable.

### **VIEWINGS**

Strictly by prior appointment with the sole letting agents SPA Chartered Surveyors, 5 Kew Place, Cheltenham, Gloucestershire GL53 7NQ Tel. No. (01242) 255242

Simon Pontifex:            [simonpontifex@spacharteredsurveyors.com](mailto:simonpontifex@spacharteredsurveyors.com)

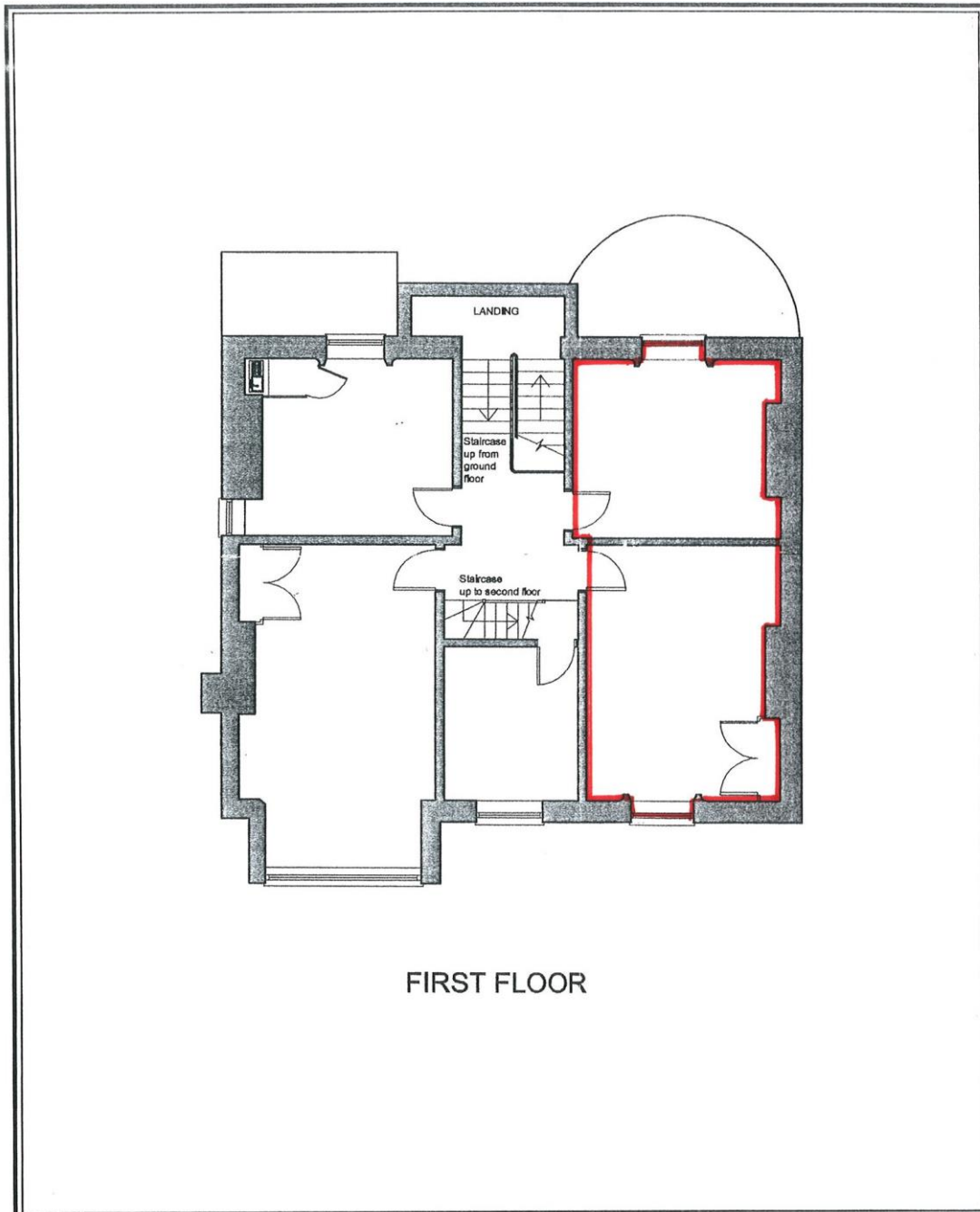
Harry Pontifex:           [harry@spacharteredsurveyors.com](mailto:harry@spacharteredsurveyors.com)

Website:                    [www.spacharteredsurveyors.com](http://www.spacharteredsurveyors.com)

N.B.    Please note that Mr Pontifex is a non-beneficiary Trustee for this property.

SJP/028/cpn/61139

08.08.2018



FIRST FLOOR

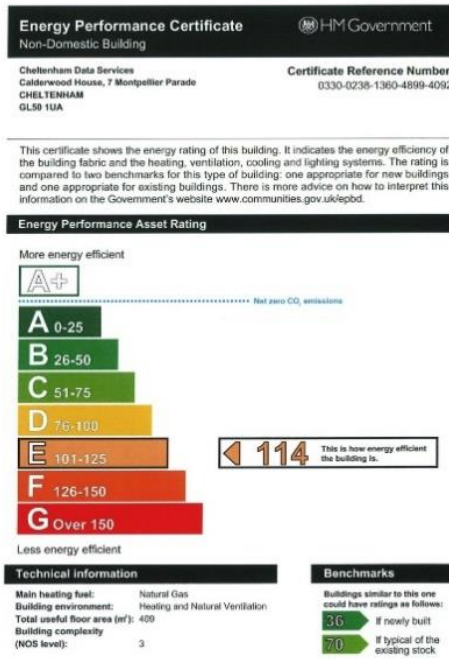
**NOT TO SCALE**

For identification purposes only.  
 Crown Copyright Reserved.  
 Reproduced from the Ordnance Survey by permission of the Controller.



**SIMON PONTIFEX & ASSOCIATES**  
 5 Kew Place, Cheltenham, GL53 7NQ  
 Telephone: 01242 255242

Conditions under which particulars are issued. *Simon Pontifex & Associates* for themselves and for the vendors or lessors of this property whose agents they are give notice that (I) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. (II) all descriptions, dimensions, references to condition and necessary permissions, for use and occupation, and other 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 on representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in employment of *Simon Pontifex & Associates* has any authority to make or give any representation or warranty whatever in relation to this property.



Conditions under which particulars are issued. **Simon Pontifex & Associates** for themselves and for the vendors or lessors of this property whose agents they are give notice that (I) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. (II) all descriptions, dimensions, references to condition and necessary permissions, for use and occupation, and other 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 on representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in employment of **Simon Pontifex & Associates** has any authority to make or give any representation or warranty whatever in relation to this property.