

# TO LET

## AN ATTRACTIVE SECOND FLOOR PRIME IMPERIAL SQUARE OFFICE SUITE

Close to the Promenade and Opposite the Town Hall

560 SQ. FT. (52.02 SQ. M.)



**3 IMPERIAL SQUARE  
CHELTENHAM  
GLOUCESTERSHIRE GL50 1QB**

01242 255242

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

## **SITUATION AND DESCRIPTION**

The property has a pleasantly southerly aspect to Imperial Square, facing the Town Hall and situated within 70 yards of the intersection with the Promenade.

Imperial Square is recognised as one of the town's premier office locations, being close to all central facilities.

The available offices comprise the upper floor accommodation above hall and first floor levels, providing a mix of period rooms at second floor level.

The second-floor suite benefits from night storage heating and there is a staff room and toilet facilities situated on the mezzanine landing between first and second floors.

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

The offices are approached by steps from the front driveway parking area to a lobby and part glazed door leading to the inner hallway.

A period staircase leading off the common entrance hall provides access via **Mezzanine and Main Landings** to the upper floor offices.

**Second Floor Mezzanine Landing** off which leads

**Shared Staff Room/Kitchen** having thermoplastic tiled floor, single drainer stainless steel sink unit with Sadia water heater and store cupboard.

**Separate Male and Female WCs.**

**Second Floor Suite** having enclosed landing with entrance door and side screen, having fluorescent strip lighting, fire alarm point and smoke detector.

**Office (rear) 17'4" x 16'0"** having sash window, two single fluorescent strip lights, four double and one single power points and wall mounted electric convector heater.

**Office (front) 14'1" x 16'4"** having sash window, fireplace with shelf over, built-in cupboard, two single fluorescent strip lights with diffusers, three single and one double power points.

**Office (front) 11'10" x 11'7"** having sash window, electric wall mounted heater, built-in cupboard, fireplace with mantel over, fluorescent strip light, smoke detector, two double and one single power points.

## **OUTSIDE**

The office suite has allocated the use of 1 car parking space to the front of the property.

## **SERVICES**

Mains, electricity, water and drainage are connected to the property. Please note the services and appliances have not been tested for their serviceability or their suitability.

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## **RATING**

The second floor office suite is assessed as "Office & Premises". The current Rateable Value £6,200. The Uniform Business Rates payable for the current financial year 2018/19 amount to £2,976.00.

## **TENURE**

The property is available on a tenants full repairing and insuring lease by way of a service charge, for a term of 3, 6, 9 or 12 years, subject to upward rent reviews at 3 yearly intervals.

## **COMMENCING RENT**

£8,000 p.a. exclusive of rates. Reduced to £6,500 p.a. to the 24<sup>th</sup> April 2019.

## **SERVICE CHARGE**

The tenant is responsible for refunding to the landlord 18.31% of the landlords costs in respect of insurance, management, maintenance of the fire alarm, external repair and maintenance of the building and common parts. The service charge is currently running at £2,500 p.a. payable quarterly in advance.

## **LEGAL COSTS**

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

## **VAT**

All prices and rent are quoted exclusive of VAT where payable.

## **VIEWINGS**

Strictly by prior appointment with SPA Chartered Surveyors on:

Tel. no (01242) 255242.

Email: [simonpontifex@spacharteredsurveyors.com](mailto:simonpontifex@spacharteredsurveyors.com) or [harry@spacharteredsurveyors.com](mailto:harry@spacharteredsurveyors.com)

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

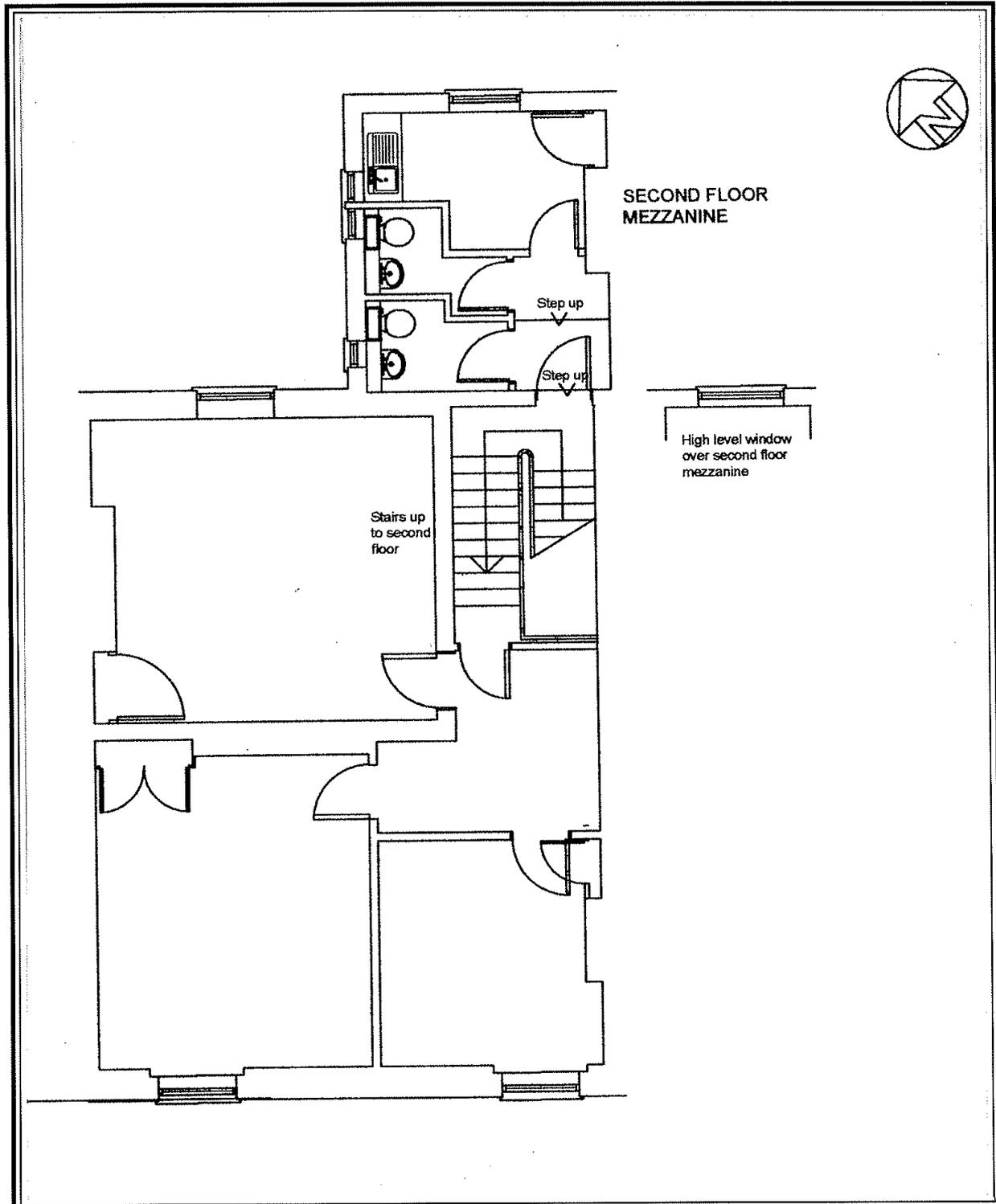
## ACCOMMODATION PHOTOS



SJP/018/HJP/60890/07/06/2018

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