

SPA
CHARTERED SURVEYORS



TO LET

**AN ATTRACTIVE
HALL FLOOR OFFICE SUITE
IN A PRESTIGIOUS BUILDING
610 SQ. FT. (56.78 SQ. M.)**



**16 IMPERIAL SQUARE
CHELTENHAM
GLOUCESTERSHIRE
GL50 1QZ**

01242 255242

www.spacharteredsurveyors.com

SITUATION AND DESCRIPTION

The premises are situated within the heart of a recognised office area of Cheltenham town centre, over-looking Imperial Gardens and the Town Hall, close to the renowned Promenade and a wide range of town centre facilities.

The available suite of 2 rooms at Hall floor level is approached by a shared common prestigious entrance hall with fully glazed front inner door and benefits from gas central heating, modern lighting and Category 5 computer cabling.

ACCOMMODATION

The accommodation comprises (all measurements are given approximately):-

Office (front): 16'4" x 18'7" (max.) having 2 sash windows to front, central heating radiators with thermostatic control, 6 wall mounted up-lighting units, computer and power points in floor boxes and smoke detector.

Office (rear): 16'9" x 14'11" (max.) having sash window, two central heating radiators with thermostatic controls, 4 wall mounted up-lighting units, 2 floor boxes with power points and computer Cat 5 cabling, telephone panel and smoke detector.

Kitchenette/Staff Room 6'4" x 11'3" to the rear wing having a stainless steel single drainer sink unit, with worktop surface and cupboards beneath. Linoleum cushion flooring. Wall mounted gas fired central heating boiler. Also 2 double power points and central heating radiator with thermostatic controls.

Separate Male and Female WCs, each having a low level suite, wash hand basin with mixer tap, central heating with radiator thermostatic control, ceiling light and extractor fan.

Common Areas: The common areas of the building comprise the Entrance Hall, with attractive glazed inner lobby screen leading to the Hallway.

Car Parking: The tenant has the right by way of a separate Licence to the use of one allocated car parking space at the rear of the building. Up to two additional on road car parking spaces can be secured by way of permits through direct arrangement with Gloucestershire County Council MiPermit at a cost of £850.00 p.a. per space.

SERVICES

All mains services are connected to the property.

Both electricity and the central heating is provided via a common system to the ground, lower ground, first and second floors. The Category 5 computer wiring solely serves this suite.

Please note the services have not been tested for their suitability or serviceability.

RATING

The current Rateable Value is **£6,700**. The Uniform Business Rates payable for the current financial year 2018/2019 amount to **£3,303.10**. Subject to status, Small Business Rates Relief may be available through application to Cheltenham Borough Council.

LEASE

The current tenant's internal repairing sub lease is available by way of lease assignment at the rent of **£8,580 p.a.** payable quarterly in advance. The lease expires 29th March 2019. The landlord is willing to consider an extension to this lease if required at the market rent (**£10,150 p.a.**).

COMMENCING RENT

£8,580 p.a. payable quarterly in advance exclusive of rates.

SERVICE CHARGE

Fixed at **£2,901.33 p.a.** payable quarterly in advance to cover the landlords costs for maintaining the external areas, the structure/fabric of the building and decorations, including the common entrance hall and staircase. The sum to increase annually by reference to the Retail Price Index.

In addition, the tenant will be required to refund to the landlord a pro-rata occupied floor area proportion of the cost of heating and electricity to the ground, first and second floors, together with the landlords insurance costs for maintaining fire, special perils and loss of rent cover on the building.

LEGAL COSTS

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

VAT

VAT is payable on the rent and service charge.

VIEWING

Strictly by prior appointment with the sole letting agents:

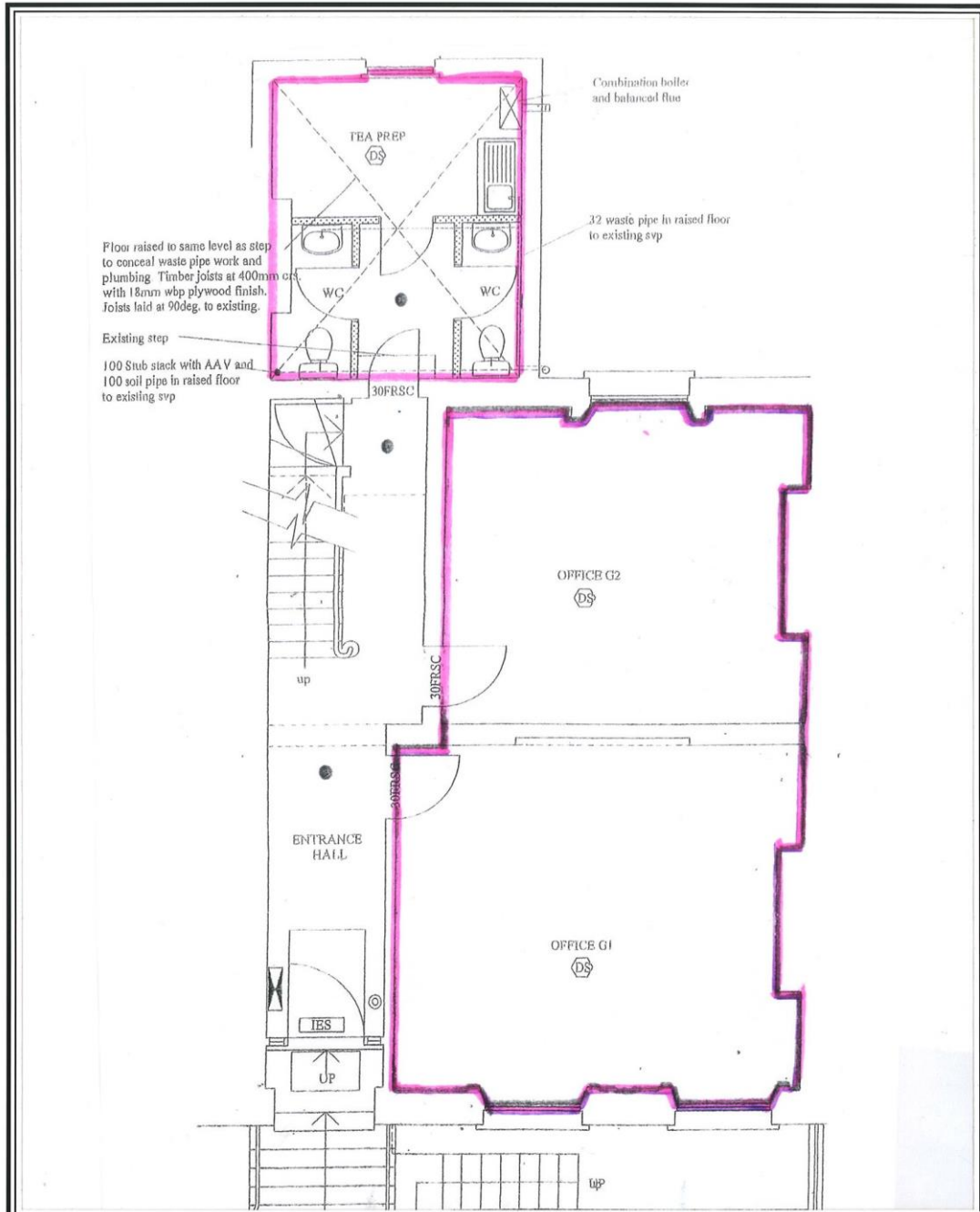
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