

Preliminary Particulars FOR SALE / TO LET



Tewkesbury Road Cheltenham GL51 0SJ
Approximately 22,207 sq ft (2,062.94 sq m) on approx. 1.3 acres

- Prime Roadside Location
- Fronting A4019 Tewkesbury Road
- Occupiers in the locality include Aldi, HR Owen, Bristol Street Ford, Lidl, M&S & Sainsbury's



Location

The property is located adjacent to the A4019 Tewkesbury Road being the main route into Cheltenham Town Centre from the west and from Junction 10 of the M5 motorway two miles west of the property.

This section of the Tewkesbury Road is regarded as the prime location for out of town retail and motor dealership uses and the major out of retail schemes for Cheltenham are located close to the subject property.

Cheltenham is the principal centre within the region for high quality retail and leisure facilities. Cheltenham benefits from an affluent catchment population and the town is also a popular tourist destination.

M5



**Junction 10
2 miles**

M5

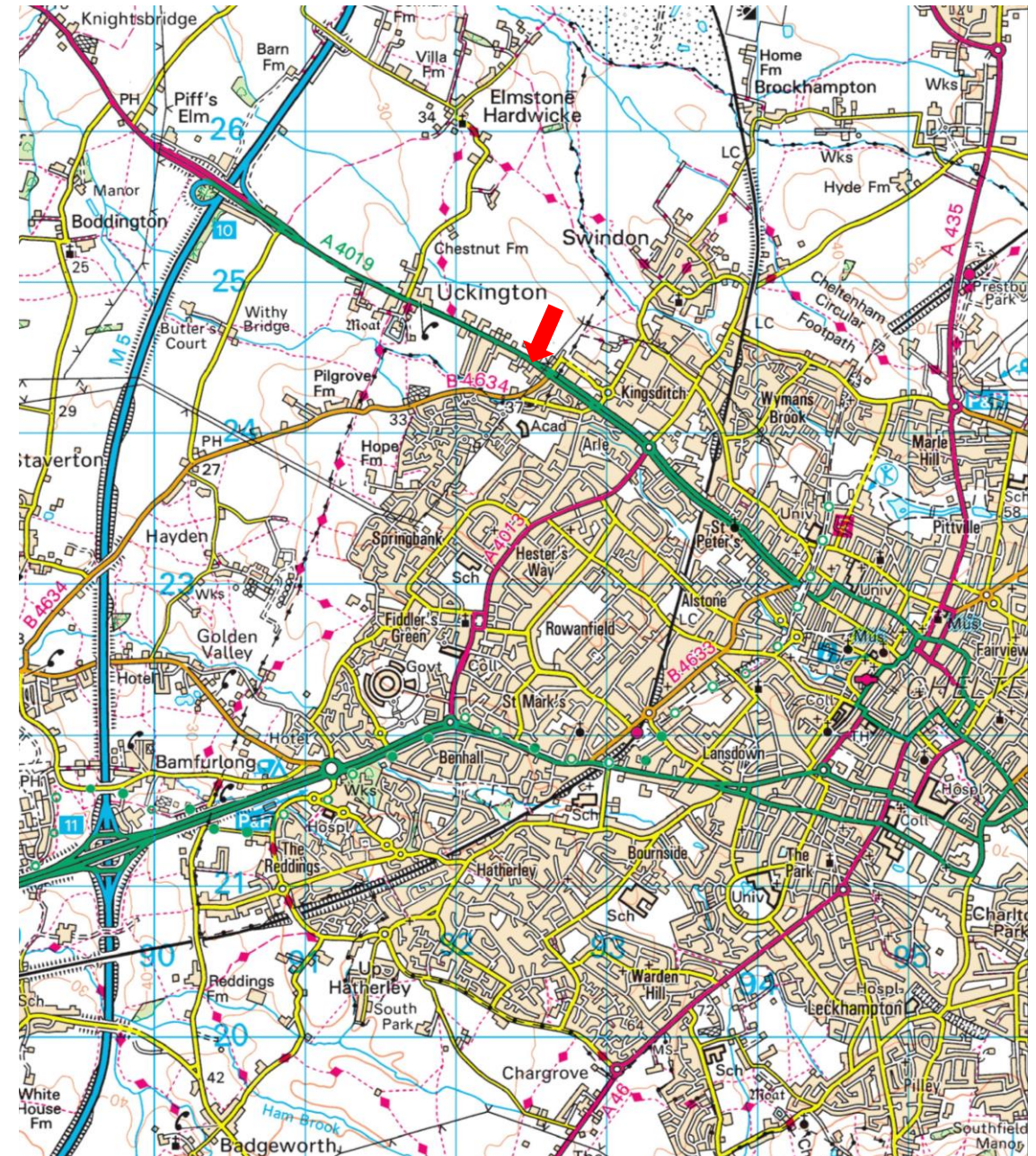


**Junction 11
3.5 miles**

**Cheltenham
Town Centre**



2 miles



Accommodation

Description

The property has most recently been used as a health and fitness gym and is constructed on a series of steel frames with brick and clad elevations under pitched clad roofs.

The accommodation is arranged in an L shape with a mezzanine floor centrally positioned in the front section of the building.

Access is provided around the front side and rear elevations which include feature glazing panels throughout.

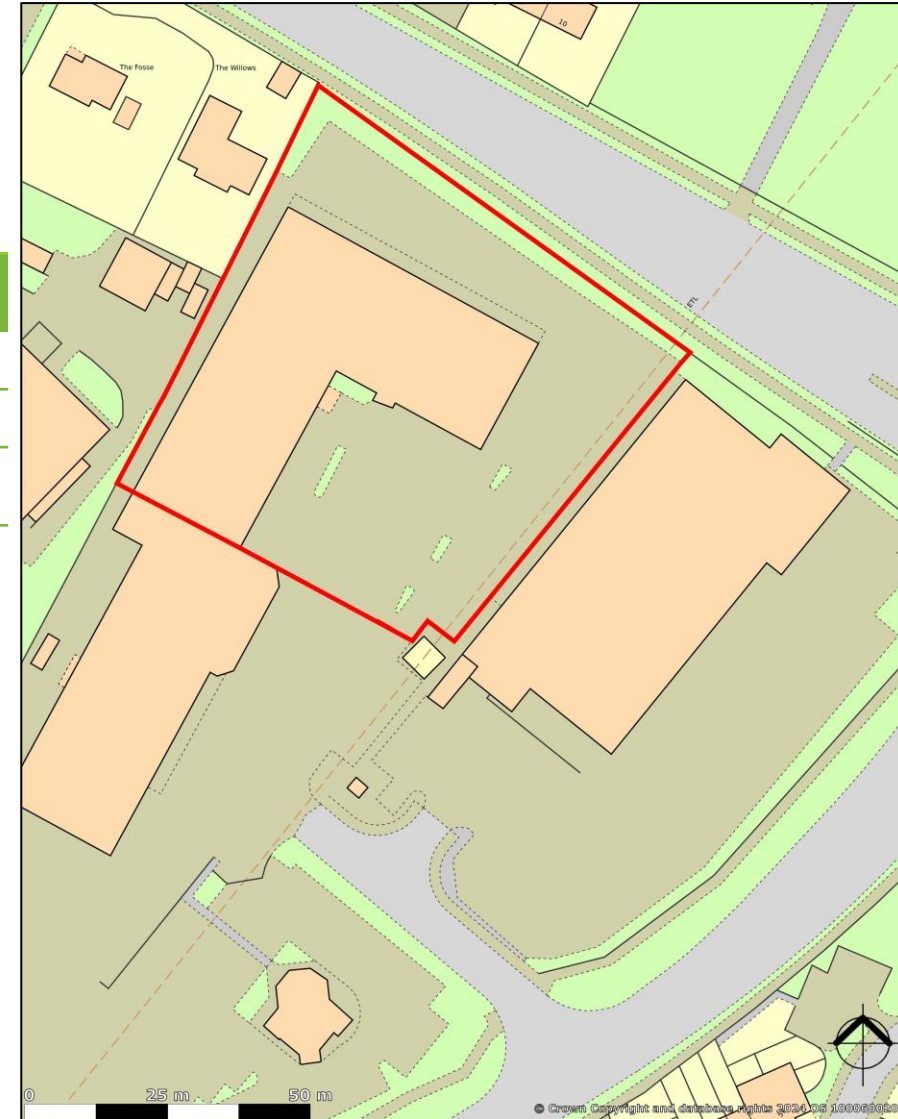
The building has frontage to Tewkesbury Road and vehicular access is from Hayden Lane close to its junction with Tewkesbury Road. An estate access shared with the adjoining Aldi food store and Bristol Street Ford car dealership leads to the property.

Overhead power lines run across the edge of the site between the subject property and the Aldi store.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Approximate Areas	Sq ft	Sq m
Ground floor	19,247	1,788
Mezzanine	2,960	275
TOTAL	22, 207	2,063
Site Area	1.3 acres	



Planning | Rates | EPC | Proposal

Business Rates

The Valuation Office Agency website states that the property has a Rateable Value of £144,000 from 1 April 2023. Interested parties should make their own enquiries to Cheltenham Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk

Energy Performance Certificate

The EPC Rating is D-98 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Proposal

The property has most recently been operated as a health and fitness gym. Prior to that it had been used as a car dealership facility. The building could be suitable for a number of roadside uses, as a whole or sub-divided, subject to the necessary planning and other consents.

The property is available either for sale or to let on a new lease. Full details are available from the agent.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price or rent. We recommend that the prospective purchaser or tenant establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA

www.alderking.com

AK Ref: AJGR/led/N97699

Date: January 2024

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.