

FOR SALE

Freehold Retail Building

12 Montpellier Arcade,
Cheltenham,
GL50 1SU

Approximately:
1,268 sq ft (117.95 sq m)

- Freehold Sale
- Dual Aspect/Return Frontage
- High Footfall Area
- Montpellier Location



alderking

PROPERTY CONSULTANTS

Location

Montpellier is one of the most historic districts of Cheltenham, and dates back all the way into the 1830's. The area comprises a mixture of architectural retail, hotel and residential properties, together with its attractive outdoor parks and green spaces, and is renowned for its vibrant mixture of restaurants, bars, cafes and shops, and its impressive local architecture.

Montpellier Arcade is located on the corner of Montpellier Street and Montpellier Walk and is historically one of the first covered shopping areas in the UK.

Other nearby occupiers include The Ivy Montpellier Brasserie, Queens Hotel, ASK Italian, Park Gallery, John Gordons Wine Bar and Cologne & Cotton.

**Cheltenham
Town Centre**



**1 minute
walk**

Gloucester

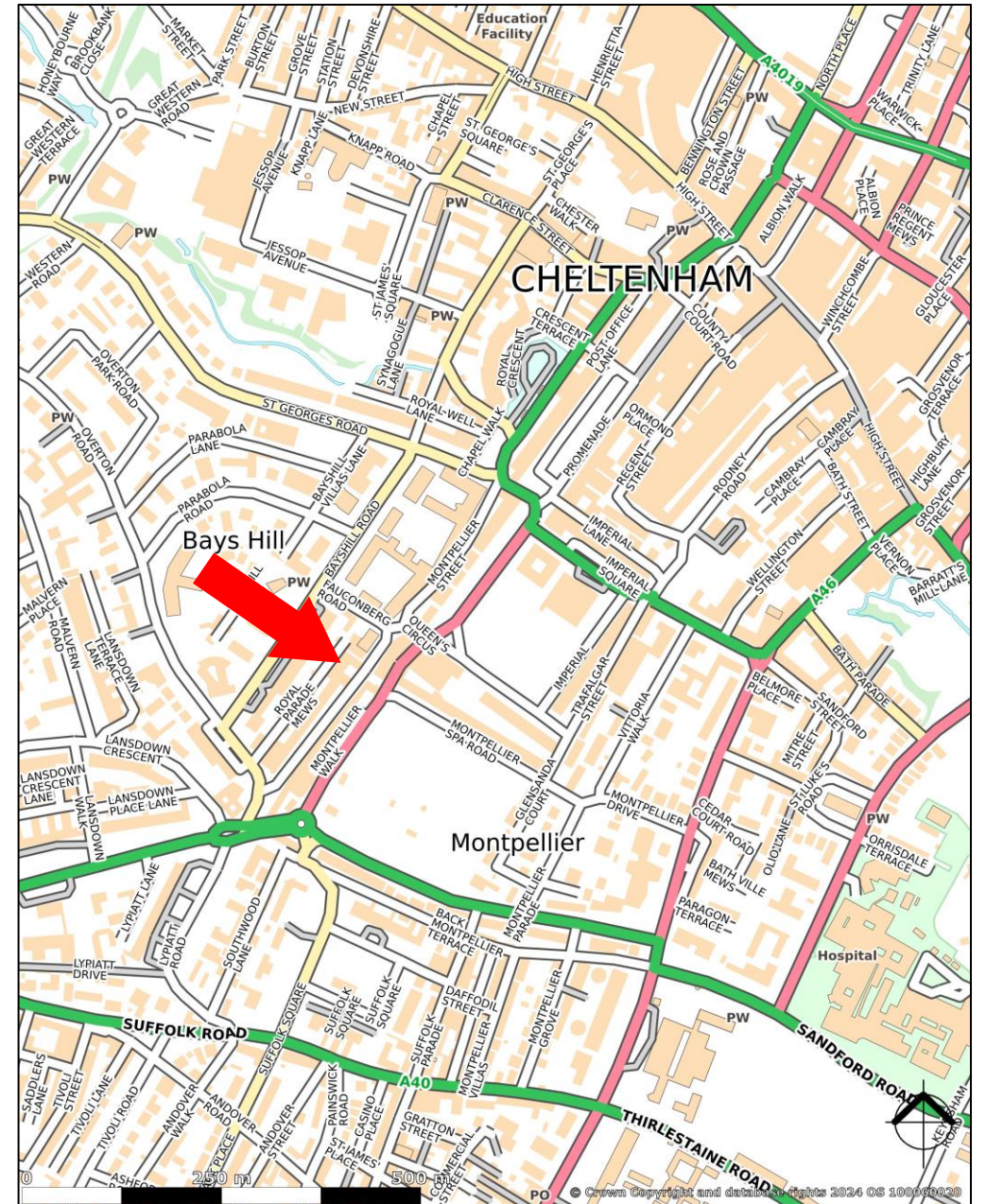


**9 miles
west**

**Cheltenham Spa
Railway Station**



**1 mile
west**



Description

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The property was originally formed as part of the Montpellier Shopping Arcade and comprises a Grade II* Listed end terrace building which is now fully self contained and suitable for a range of Retail/Class E uses.

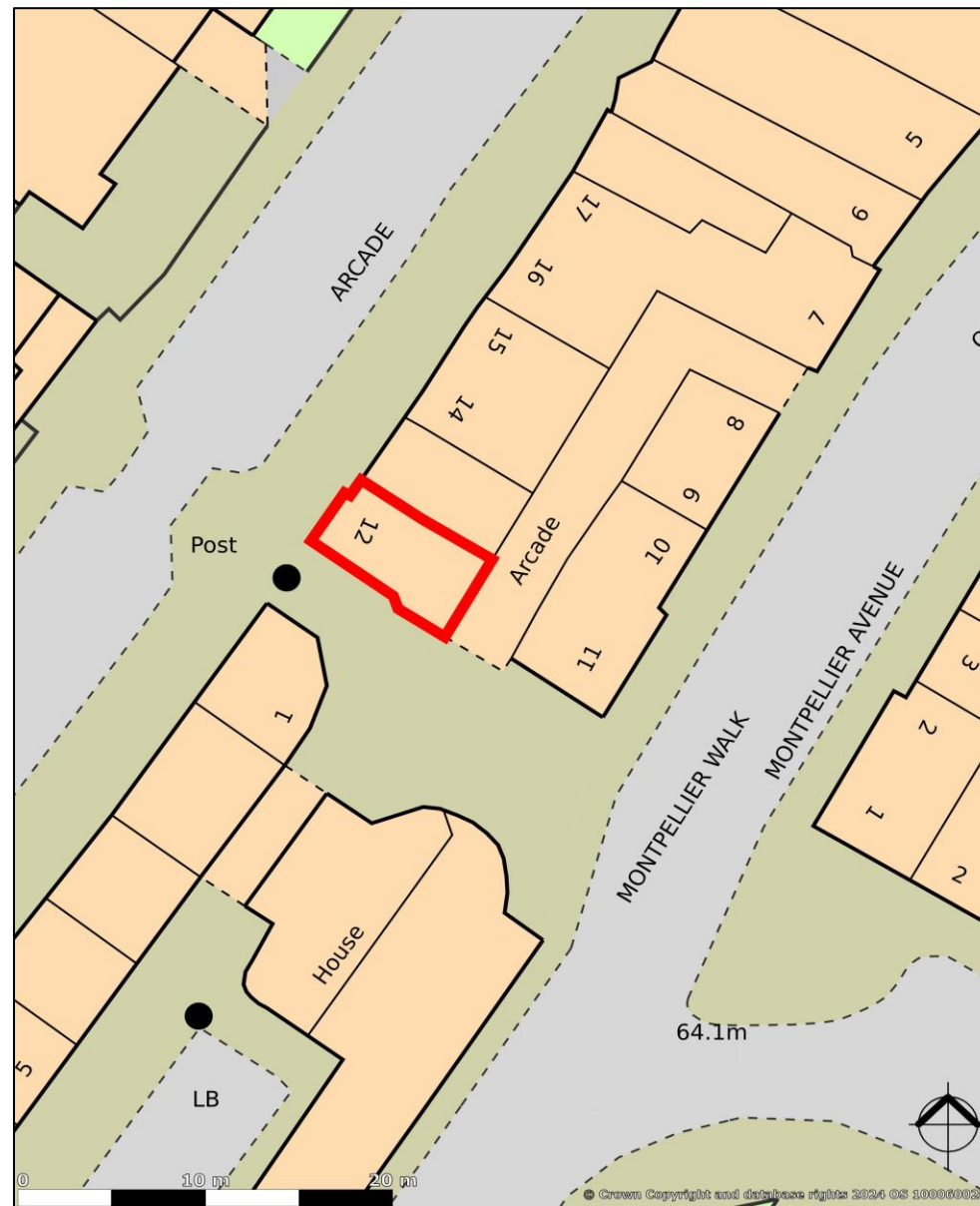
The ground floor shop area provides retail space, with fully glazed return frontages to both Montpellier Street and Montpellier Walk. The upper first and second floors, and lower basement floor, accessed via an internal staircase, provide additional retail, store and ancillary spaces throughout the building. There is a kitchenette and WC on the second floor.

The South-Westerly open facing aspect of the property allows for an excellent amount of natural daylight into the ground and upper floor areas.

Accommodation

| Floor Area | Sq ft | Sq m |
|--|--------------|---------------|
| Ground Floor Retail | 358 | 33.28 |
| Basement Retail/Storage | 344 | 32.01 |
| First Floor - Display Office | 275 | 25.58 |
| Second Floor - Ancillary Accommodation | 291 | 27.08 |
| Total | 1,268 | 117.95 |

NB: All measurements are approximate net internal floor areas.



Sale Terms

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Sale of the freehold interest with vacant possession on completion.

Price

Offers invited In Excess of £400,000.

Energy Performance Certificate

D:93 valid until 7 November 2032.

Business Rates

The Valuation Office Agency website states a current Rateable Value of £26,000.

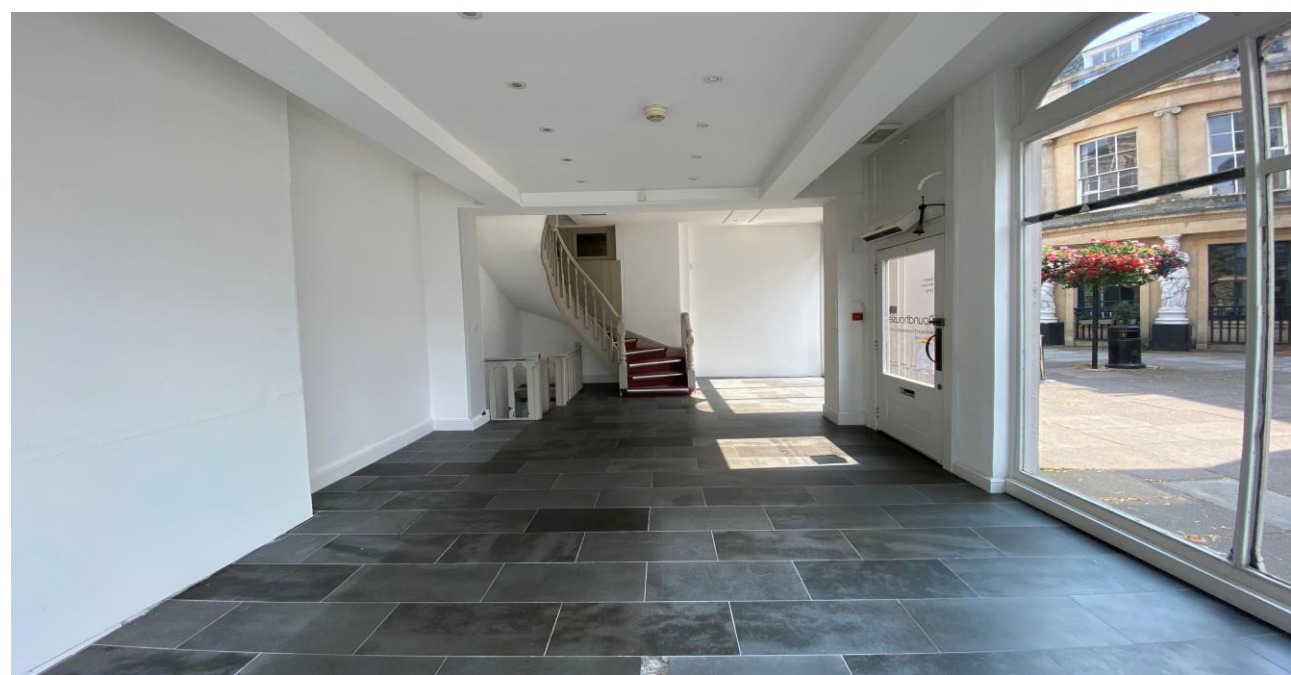
Tenure

Freehold (Title No: GR422103).

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.









Additional Information

Services

We are advised that all main services are connected to the premises (electricity, gas, water), and 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.

VAT

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

Proof of Funds, Financial and Accounts

Proof of Funds, or Financial and accountancy references may be sought from any prospective purchaser prior to agreement.

Subject to Contract

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Viewing Arrangements

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



Alder King Property Consultants
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Gloucester Business Park
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GL3 4AA

www.alderking.com

AK Ref: PP/N100145

Date: August 2024

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

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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.