



First Floor, 1 Royal Crescent,
Cheltenham, Glos. GL50 3DA.

Town Centre Office Suite

TO LET

122.03 sq m
(1313.52 sq ft)

- Town centre location
- Prestigious address
- Three allocated car parking spaces



£15,000 per annum

First Floor, 1 Royal Crescent, Cheltenham, Glos. GL50 3DA.



Location: Located at Royal Crescent, Cheltenham, the centre of Cheltenham's commercial and business district overlooks Royal Well.

Description: 1 Royal Crescent is a Grade II* Listed Building forming part of an attractive 19th Century crescent.

Accommodation: This self contained suite occupies the whole of the first floor of the building, includes its own kitchen & W.C. and is separately metered for electric and water. It also comes with three allocated car parking spaces.

Office 1	25.97 sq m	279.54 sq f
Office 2	17.79 sq m	191.49 sq f
Office 3	26.07 sq m	280.62 sq f
Office 4	9.63 sq m	103.66 sq f
Office 5	9.34 sq m	100.54 sq f
Office 6	12.79 sq m	137.67 sq f
Kitchen	7.00 sq m	75.35 sq f
W.C.	1.57 sq m	16.90 sq f
Hall/Lobby	11.87 sq m	127.77 sq f
Total	122.03 sq m	1313.52 sq f

Rateable Value: The office is assessed at a Rateable Value of £11,500. The amount payable for April 2016 to March 2017 is £5715.50.

Source: Cheltenham Borough Council.

Service Charge: Whilst there is no monthly service charge, the tenant will be responsible for 20% of the annual building insurance & 20% of the external decoration.

Lease Terms: The premises are offered to let, as a whole, on a new lease for a term of years to be agreed of three or more years. The lease will be excluded from Security of Tenure Provisions of the Landlord & Tenant Act 1954.

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Rent: Rent is payable quarterly in advance by bankers standing order. Rental levels required: £15000 per annum exclusive.]

Energy Performance Certificate: As 1 Royal Crescent is a Grade II* Listed Building, it is exempt from requiring an Energy Performance Certificate.

Legal Costs: Each party to be responsible for their own legal costs incurred in this transaction.

Viewing:

By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

Tel: 01242 521129

Email: property@youngandgilling.com

Internet www.youngandgilling.com

Agents Note

For the avoidance of doubt, we wish to inform prospective clients that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.

www.youngandgilling.com



Ground Floor Suite · 3 Crescent Terrace · Cheltenham · GL50 3PE
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Young & Gilling Limited · Registered in England & Wales No.: 4105015
VAT Registration No.: 763 141 740 · Director: D. J. Turner



1 ROYAL CRESCENT, CHELTENHAM

FIRST FLOOR OFFICES

SURVEY DRAWING



DRAWING NOTES
 ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING
 ANY SIZES, POSITIONS OR ORIENTATIONS OF STRUCTURAL ELEMENTS SHOWN ON THIS DRAWING ARE FOR INFORMATION PURPOSES ONLY - IT DOES NOT REPRESENT ANY SPECIFICATION OR DESIGN, UNLESS OTHERWISE STATED



0	FIRST ISSUE	17.06.2016
	REVISION	NOTES
		DATE

CLIENT: RAFA

PROJECT:
 1 Royal Crescent
 Cheltenham
 Glos

DRAWING:
 First Floor Office Plan - As existing



DRAWN BY:	DATE:	APPROVED BY:	DATE:
IJP	June 2016	IJP	June 2016
SCALE:	AS STATED		REVISION:
	1.R.C.C.SU.01		0