

TO LET

FLAT 1

Commercial Unit

OPTION TO PURCHASE £120,000



M

FLAT 1

Wymans Brook,
Cheltenham,
GL50 4RA

M **M[®]Core**
LCP UK

01384
400123

lcpgroup.co.uk





DESCRIPTION

Located on the first floor, this well-presented commercial unit offers practical and flexible accommodation suited to professional services. The property benefits from on-site parking and is conveniently positioned close to a local shopping parade, providing strong accessibility and nearby amenities. An ideal opportunity for occupiers seeking a low-maintenance workspace in a well-established suburban location, with easy access to surrounding green spaces.

UNIT SIZE

First Floor: 671 sq.ft (62.3 sq.ft)
Total: 671 sq.ft (62.3 sq.ft)

RENT

£11,995

RATEABLE VALUE

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

SERVICES

All main services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £1,113
Insurance: £310

EPC

EPC rating: C. Further information available on request

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.