TO LET

FLAT 1

Commercial Unit

OPTION TO PURCHASE

£120,000



FLAT 1

Wymans Brook
Cheltenham
GL50 4RA

M Core
LCP UK
01384 400123
lcpgroup.co.uk

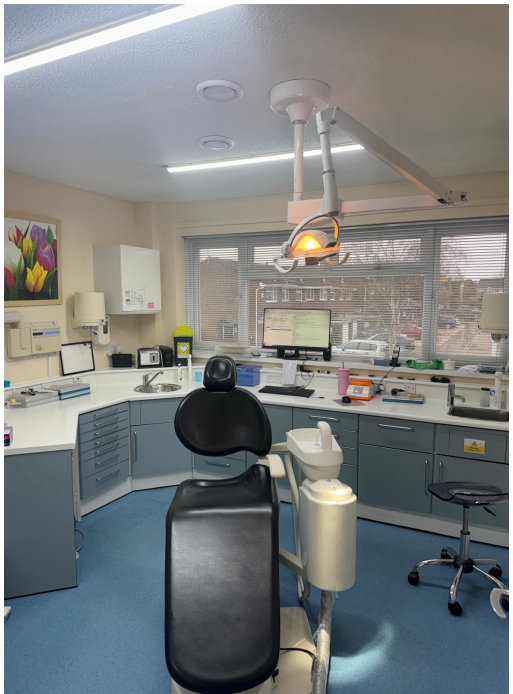
WYMANS BROOK

FLAT 1









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)

RENT
£11,995 per annum.

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 per annum.
Insurance: £310 per annum.

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.

VAT
VAT is payable on all sums due to the landlord under the terms of the lease.

WYMANS BROOK

SITE MAP

mcoreproperty.com



M Core LCP UK



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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.

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