

**RETAIL PROPERTY
OR OTHER USE SUBJECT TO PLANNING
FREEHOLD FOR SALE**

**WRIGHT
&
PARTNERS**

119 BATH ROAD, CHELTENHAM, GL53 7LS



Location

Cheltenham, which is some 40 miles north east of Bristol and 7 miles north east of Gloucester and is situated on the edge of the Cotswolds, is home to the renowned Cheltenham Festival, held annually in March at Cheltenham Racecourse

The town is also known for its Regency heritage and buildings, including the Pittville Pump Room, a remnant of Cheltenham's past as a spa town. Other tourist attractions include The Wilson Museum, and the Victorian Everyman Theatre.

Situation

The property is situated on Bath Road in the popular Montpelier suburb of Cheltenham, a short distance from the town centre

Bath Road is a neighbourhood shopping parade with a number of multiples including a Sainsbury convenience store and a Co-op Supermarket, as well as various local artisan shops.

Situated at the end of the Promenade, and south of the town's principal shopping area, Montpelier is one of Cheltenham's most desirable residential areas.

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Description

The property comprises a prominent single storey ground floor unit under a flat roof at the front, and a pitched roof at the rear. The unit provides a split level retail area with a small kitchen and WC facilities. There is a small enclosed rear courtyard which is accessed via the side passageway.

Accommodation

The property provides the following areas
 Ground Floor: 459 sq ft (46.25 sq m)

Tenure

Freehold with vacant possession.

Price:

£150,000 exclusive of VAT

**FOR FURTHER INFORMATION
 PLEASE CONTACT**

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