

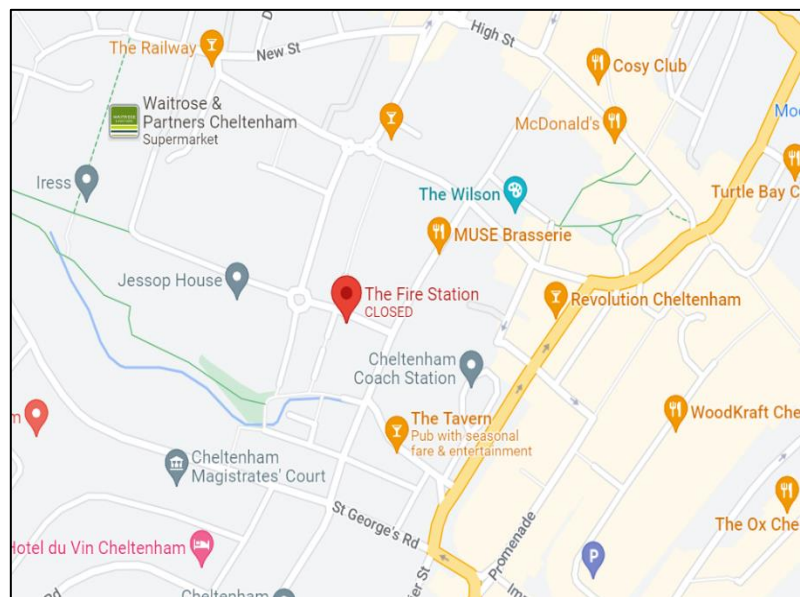


The Fire Station, St James's Square, Cheltenham, Gloucestershire GL50 3PU

Summary

- Freehold
- Former fire station and engine house refurbished to a high standard
- 120+ covers, basement cellar and 2nd floor domestic flat
- Prime Location

Freehold Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffery Lyons: dcl.co.uk

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Location

The property is located in Cheltenham a town in Gloucestershire. The property is located on St James's Square, leading to St George's Place and Jessop Avenue. The property has the benefit of good transport links with Cheltenham Spa Railway Station 1.2 miles southwest of the property.

The surrounding occupiers include retailers, restaurants, licenced operators, offices, and residential dwellings. The University of Gloucestershire is situated nearby.

[Google Street View](#)

The Property

The property is a four-storey building of brick construction under a pitched tiled roof. The ground floor provides a bar and dining area served by a single bar servery. Ancillary accommodation at this level is in the form of a trade kitchen stores and accessible WC's.

The first floor provides additional trading space. Ancillary accommodation at this level is customer WC's.

The second floor provides a self-contained flat with bedroom, bathroom and open plan kitchen diner and lounge area.

A cellar is located at basement level.

Floor Areas:

The site has the following approximate floor areas:-

Ground Floor Trading	1,345 sq ft	124 sq m
First Floor Trading	592 sq ft	55 sq m
Second Floor Flat	581 sq ft	54 sq m
Total (excluding basement)	2,518 sq ft	233 sq m

Tenure

Freehold

Rateable Value

The current rateable value is £28,500.

Planning

The property is locally listed and situated in the Central Conservation Area.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffe Lyon.

