



FOR SALE

Lexham Lodge

Copt Elm Road, Charlton Kings, Cheltenham GL53 8AG

- **Detached Grade II Listed Building on approx. 0.262 acres**
- **Office Accommodation Arranged Over Four Floors**
- **Alternative Use Potential Including Residential (Subject to Planning)**

4,261 sq ft Net (6,408 sq ft Gross)

Location

The property is prominently located at the junction of Copt Elm Road, Cudnall Street/Ryeworth Road, Greenways Lane and London Road (A40).

The junction with Cirencester Road (A435) is approximately 600 metres to the west.

The immediate area is predominantly residential. There are local shopping facilities on London Road.

Cheltenham town centre is to the north west via the A40 (London Road).

**Cheltenham
Town Centre**



1.5 miles

**M5 Motorway
Junction 11**

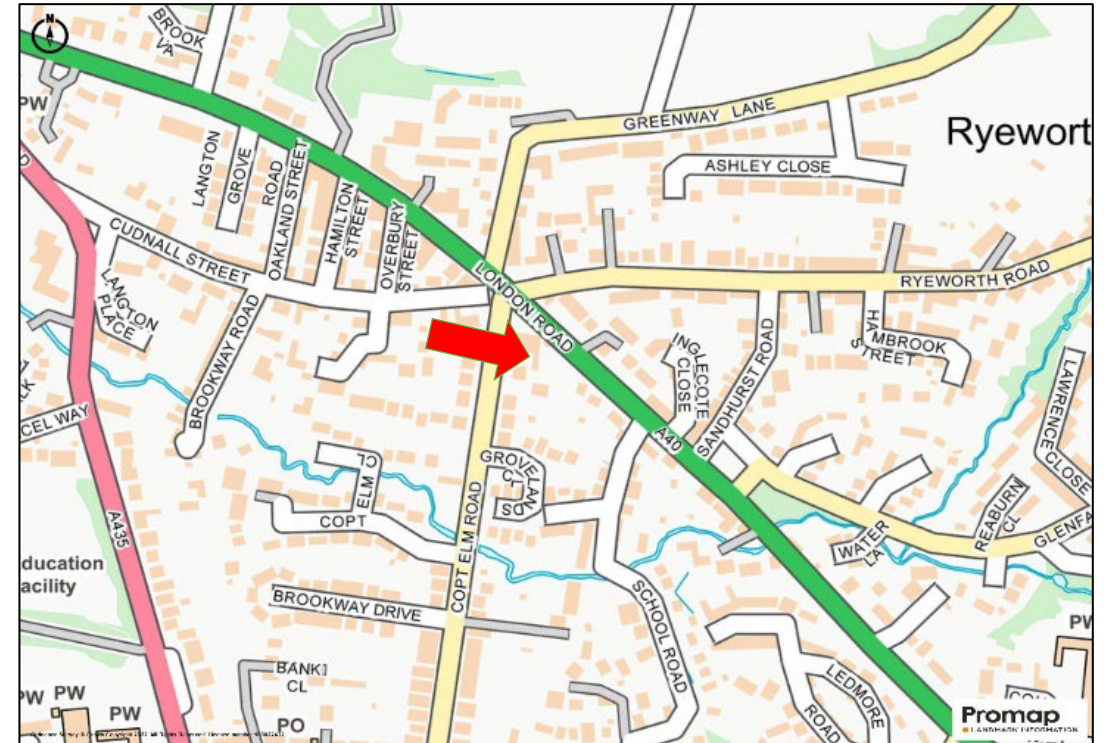


4.75 miles

Gloucester



10 miles



Accommodation

Description

Lexham Lodge provides a detached mid 19th Century Grade II Listed building which is currently used as offices.

The Property has stucco over brickwork elevations incorporating timber frame sash windows, full height bay windows and ground floor balcony beneath pitched and hipped roofs with slate coverings.

The property has been extended with a modern two storey section.

Internally, the accommodation is arranged over lower ground, ground, first and second/attic levels and provides reception, waiting rooms, individual and general offices and meeting rooms. There are also w/c and kitchen facilities.

The internal areas generally have carpet floor coverings, plastered and emulsion painted wall surfaces, metal panel radiators and pendant/fluorescent light fittings. Several of the rooms retain original period features.

The proposed revised boundary will provide a self-contained site (the purchaser will be responsible for new boundary fence or wall) with an approximate site area calculated at 0.262 acres (0.106 hectares).

Terms

Sale of the freehold interest with vacant possession on completion. The property forms part of Title No. GR142806.

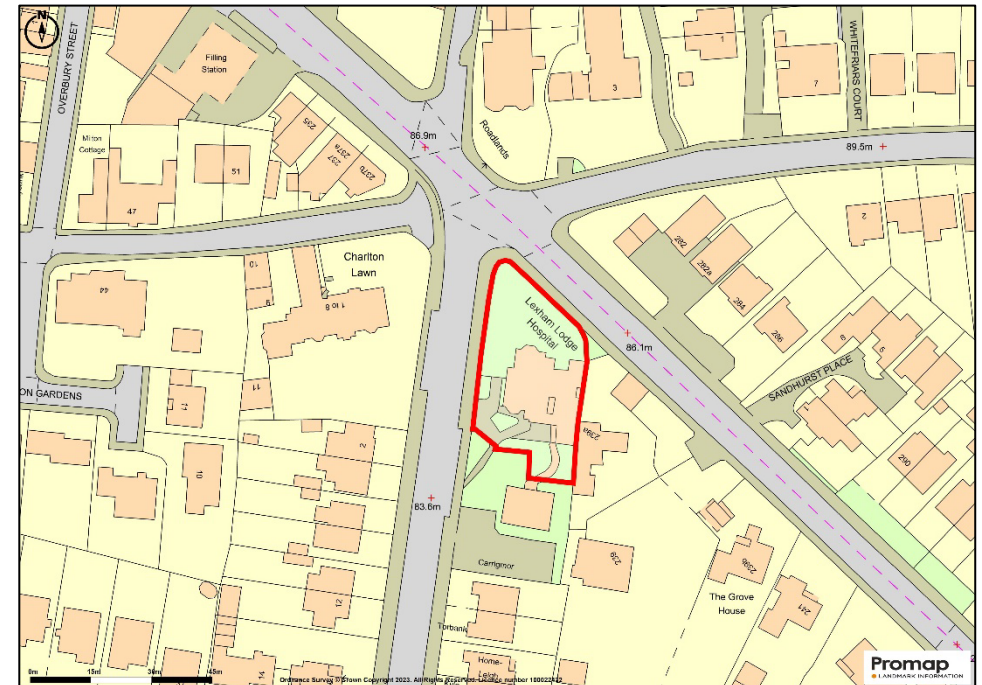
Price

Offers over £1,100,000.00

Measurements (approximate net internal area)

Area	Sq ft	Sq m
Lower Ground Floor	1,097	101.92
Ground floor	1,843	171.23
First Floor	1,060	98.52
Second Floor	261	24.21
TOTAL	4,261	395.88

Approximate gross internal floor area - 6,408 sq ft (595.35 m²).





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PROPERTY CONSULTANTS



Planning | Service Charges | Rates | EPC | Terms

Energy Performance Certificate

110 E - expiry 29 June 2024.

Services

We are advised that all mains services are connected to the premises. Any services shared with the adjoining building, "The Pavilion", will be separated prior to completion.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Business Rates

The Valuation Office Agency website states that the property is assessed as 'Health Centre & Premises'. The rateable value is £51,000 effective from 1st April 2023.

The Property will require reassessment on completion of the sale. Interested parties should make their own enquiries of Cheltenham Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Planning

Grade II Listed and Cudnall Street Conservation Area.

The property appears to have established use for the office and health centre facility.

There may be alternative use potential, including residential (house or conversion to apartments), subject to receipt of the necessary consent.

Prospective purchasers should make their own enquiries of the Planning Department at Cheltenham Borough Council (01242 262626).

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT will be not be levied. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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Gloucester Business Park,
Brockworth,
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www.alderking.com

AK Ref: N98586
Date: October 2023
Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.