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PROPERTY CONSULTANTS

FOR SALE / TO LET

Sun Street

Tewkesbury, Gloucestershire GL20 5NX

Second & Third Floor Offices - from 2,790 to 6,274 sq ft (259.2 – 582.84 sq m) - net approx

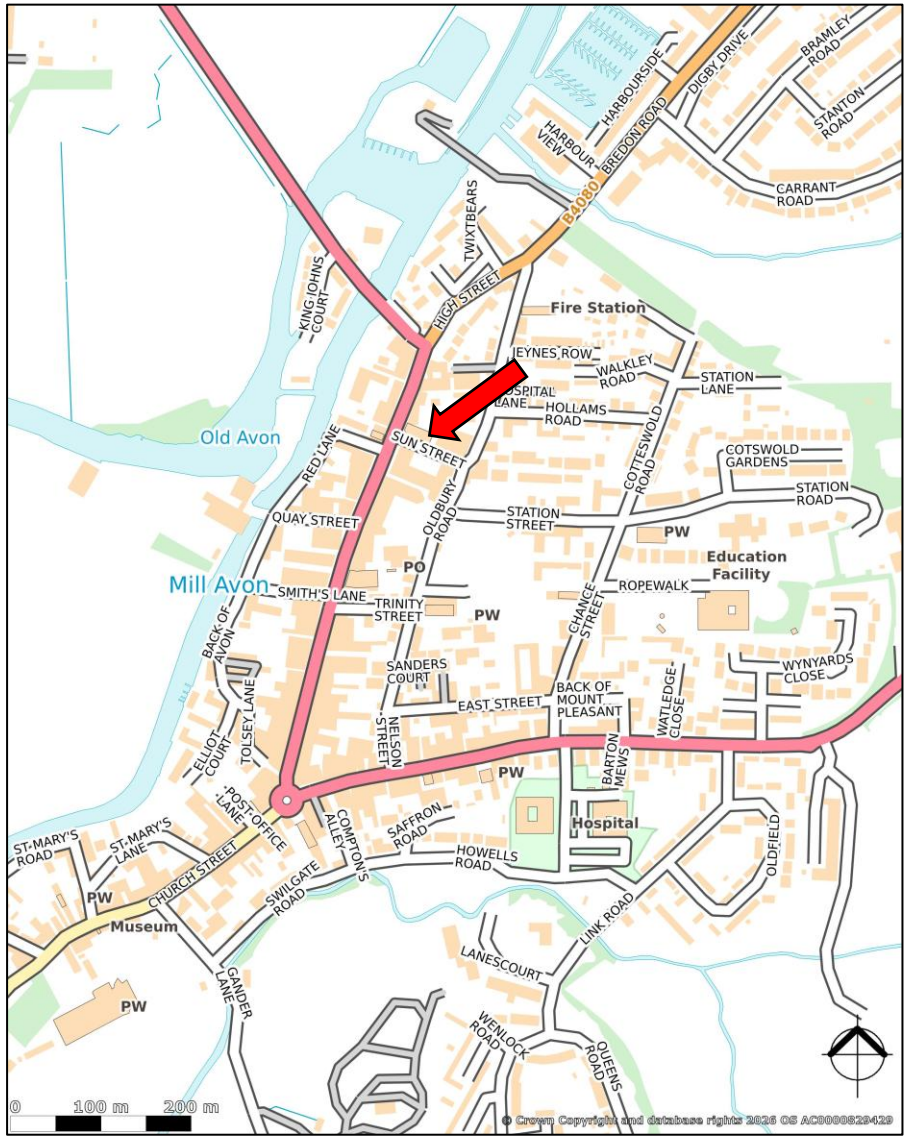
Location

Tewkesbury is a historic market town in north Gloucestershire, positioned approximately 10 miles north of both Cheltenham and Gloucester. It lies around 48 miles north of Bristol, 45 miles south of Birmingham and approximately 105 miles west of London. The town benefits from excellent road links and an attractive work / life environment, which has drawn a wide range of national companies, retailers and restaurateurs.

With designated Garden Town status, Tewkesbury has emerged as one of the UK's fastest-growing economies outside London, as reported by the Office for National Statistics. This momentum is underlined by significant recent investment, such as Dobbies Garden Centre and the Cotswold Designer Outlet Village at Junction 9 of the M5 motorway.

The property benefits from a highly visible corner location at the junction of High Street and Sun Street, surrounded by a diverse mix of retail, food and drink, and service amenities, including a Tesco supermarket nearby.

M5 Motorway	Cheltenham	Birmingham	London
2 miles east	10 miles south-east	45 miles north	105 miles east



Accommodation

Description
The premises form part of an attractive brick-built building featuring extensive glazing, allowing for superb natural light throughout. Located above the library, the offices are accessed via a shared entrance from Sun Street, with pedestrian and lift access to the upper floors.

The internal layout provides office accommodation in two parts per floor, which is largely open plan with some light internal partitioning. The lighting has been upgraded to integrated LED light panels throughout, and a new roof covering was installed in 2024.

The property could be suitable for alternative uses, subject to obtaining all parties consents and any planning consents required.

Parking
There are 8 private parking spaces with a dedicated EV charging point and security gates.

Services
We are advised that all main services, with the exception of gas, are connected to the premises. 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.

Floor Areas
(*approximate net internal areas*)

Area	sq ft	sq m
Second Floor	3,484	323.64
Third Floor	2,790	259.2
TOTAL	**6,274**	**582.84**

Offices



Suspended ceilings



Integrated LED Light Panels



On-site parking



Kitchenette Facilities



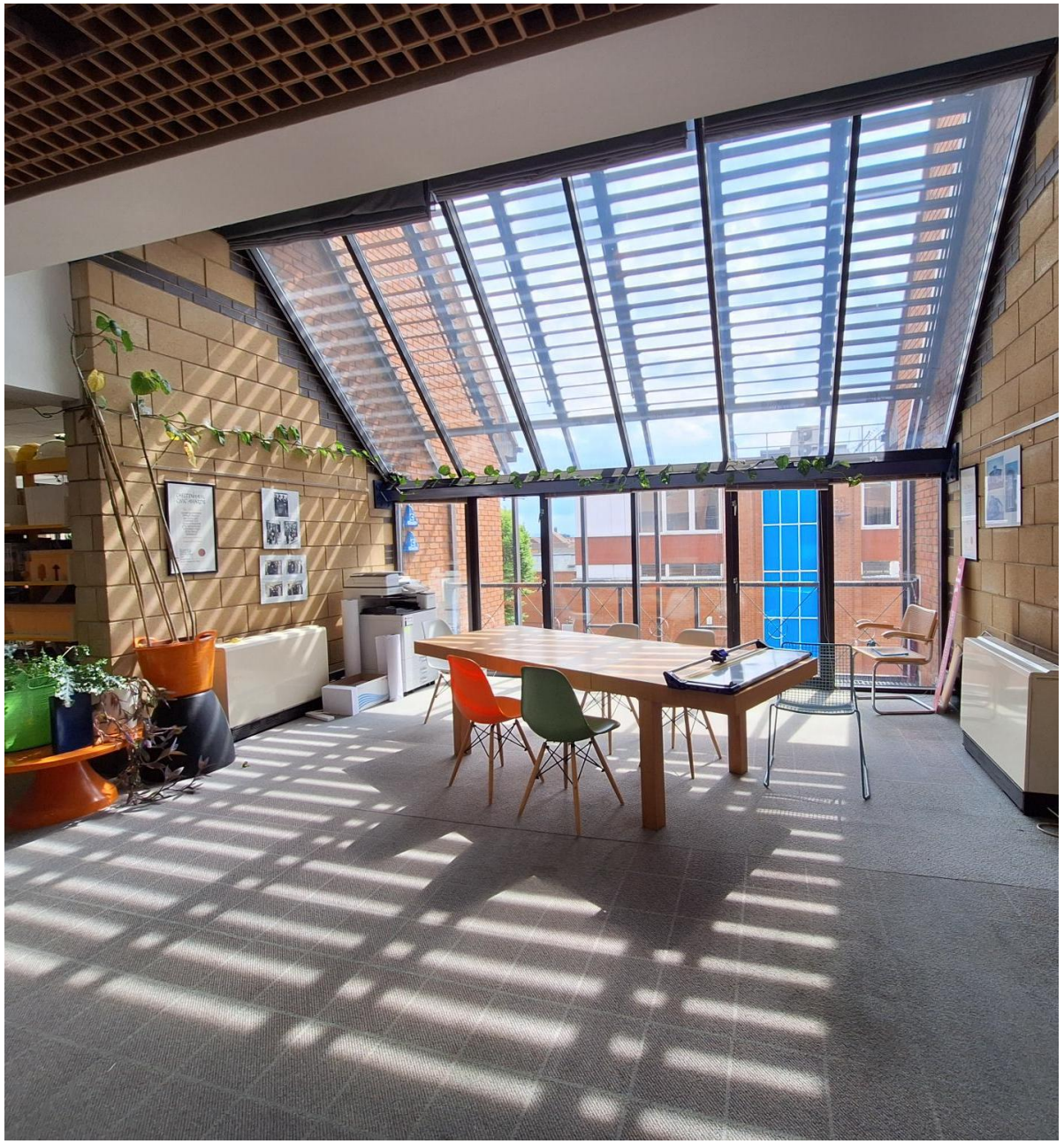
WC facilities



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Rates | EPC | Terms | VAT | AML

Business Rates
The property has three separate assessments. Second Floor Rateable Value: £28,250. Third Floor 'front' Rateable Value: £6,300. Third Floor 'rear' Rateable Value: £11,000.

Interested parties should make their own enquiries to Tewkesbury 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.

Energy Performance Certificate
37/B

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

References and Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price / rent. We recommend that a prospective purchaser / tenant should establish the VAT implications before entering into any agreement.

Tenure
The property is held on a long leasehold interest being the residual term of a 125-year lease from 15 December 1989 (nearly 90 years) at a peppercorn rent fixed for the term.

Terms
The property is available for sale with full or part vacant possession, or alternatively to let on new occupational leases as a whole or in parts. Please see below 'Current Occupation' for more details.

Current Occupation
The second floor is occupied by a firm of architects who can provide vacant possession on completion, or take a leaseback at a commencing rent of £35,000 per annum. The third floor is available with vacant possession.

Price
Guide price of £300,000 exclusive.

Rent
£10.00 per sq ft per annum for the second floor, and £8.00 per sq ft per annum for the third floor, exclusive of outgoings.

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

AML
A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

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Viewing Arrangements

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

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AK Ref: AJGRGN/N102548 **Date:** November 2026 **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 adv ce from a specialist source.