

# FOR SALE

Prominent Town Centre Commercial Premises with  
Development Potential (STP)\*

Wolseley House, 1-4 Wolseley Terrace, Oriel Road, Cheltenham, GL50 1TH



For illustrative purposes.

- Available as Whole Terrace or Part
- Sold with Vacant Possession
- Conversion Potential (STP)\*
- 14,766 Sq. Ft Approx. Net Internal Area

For Sale | Code 12500

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# FOR SALE

Prominent Town Centre Commercial Premises  
Providing High-Quality Office and Consulting Space



1-4 Wolseley Terrace, Oriel Road, Cheltenham, Gloucestershire, GL50 1TH

## Location

Wolseley Terrace is prominently situated within Cheltenham town centre, offering excellent access to the town's established retail, leisure and commercial amenities. The property occupies a highly prominent and accessible central location, benefiting from its proximity to the principal shopping areas, a wide range of cafés, restaurants and leisure facilities, together with Cheltenham's well-established business community.

Cheltenham is one of the Cotswolds' principal commercial and cultural centres, renowned for its Regency architecture, vibrant retail and leisure offering and strong visitor economy. The town benefits from excellent transport connections, with the A40 and A46 providing convenient access to the wider regional road network, while Cheltenham Spa railway station provides regular services to Gloucester, Bristol, Birmingham and London.

The surrounding area comprises a diverse mix of retail, office, leisure and residential uses, making Wolseley Terrace an attractive location for a range of commercial, investment and potential redevelopment opportunities, subject to planning. Key employers nearby include UCAS, Microsoft, Superdry, GE Aerospace. Cheltenham is widely recognised as the UK's cyber capital, anchored by the headquarters of GCHQ and supported by a world-leading cluster of cyber security, intelligence, digital technology and innovation businesses, further strengthened by the £1 billion Golden Valley Cyber and Technology development.

## Transport & Connectivity

- **Cheltenham Spa Railway Station:** approximately 1 mile from the town centre, providing regular direct services to London, Birmingham, Bristol and Cardiff.
- **Cheltenham Bus & Coach Station**
- **Gloucestershire Airport**
- **M5 Motorway – Junction 11:** approximately 2–3 miles from Cheltenham town centre, providing excellent access to the national motorway network. The A40 provides a direct connection between the town and Junction 11, with links towards Bristol, Gloucester, the Midlands and the wider South West.



# FOR SALE

Terrace of 4 Buildings Providing Commercial Premises with Development Potential (STP)\*

1-4 Wolseley Terrace, Oriel Road, Cheltenham, Gloucestershire, GL50 1TH



A unique opportunity to acquire a landmark town centre terrace of four commercial buildings in Cheltenham, offered with vacant possession and benefiting from potential for redevelopment or alternative uses, subject to planning.

## Description

- Four Terraced Office and Commercial Premises.
- Currently Tenanted and Sold with Vacant Possession.
- Historically Refurbished Throughout

The properties comprise a Grade II Listed attached end terrace and mid terrace, constructed over five storeys and constructed in circa 1834 of stucco rendered brick elevations with part flat / part pitched slate roof behind a parapet wall. The properties were formerly four townhouses.

The properties are set back from the street behind iron railings with lower ground floor and stairs leading to alternate left and right entrances at raised ground floor level.

The properties are very similar in construction, appearance, condition and layout and essentially comprise a range of partitioned and semi open-plan offices with timber flooring and carpets, plastered and painted / papered walls, gas central heating, floor boxes and strip lighting. There are separate male and female toilets and small kitchenette on each floor from lower ground to second floor.

The interiors are well presented (currently occupied) retain a number of original features.

Externally, the properties front directly on to the pavement. A parking area for 2 cars situated directly in front of the entrance to No 1 has been used by the occupiers for some years but is excluded from title/unregistered.

There is a small courtyard area accessed from the rear of the ground floor of each building. Building No.1 and No.2 are interconnected on all levels from lower ground to second floor but could easily be blocked up (subject to any necessary permissions) to become self-contained units. There is no lift in any building.

Buildings are currently occupied by various commercial and charitable enterprises but are intended to be sold with Vacant Possession. Uses comprise office, consulting and leisure uses.

## Accommodation (Approx NIA.)

| Building                   | Sq ft         | Sq m           |
|----------------------------|---------------|----------------|
| No.1 (Interlinked to No.2) | 4,114         | 382.2          |
| No.2 (Interlinked to No.1) | 4,059         | 377.08         |
| No.3                       | 3,530         | 328.14         |
| No.4                       | 3,063         | 285            |
| <b>Total</b>               | <b>14,766</b> | <b>1,372.4</b> |

The Net Internal Area is based on agent taken laser measurements. Detailed Floor Plans confirming floor areas are to be provided shortly.

## Business Rates

The Valuation Office Agency portal confirms:

|                                          | Ratable Value |
|------------------------------------------|---------------|
| Gnd 1st 2nd & 3rd Flrs 1 Wolseley House  | £56,500       |
| 3 Rd Flr Wolseley House 2                | £6,000        |
| Pt 1st Flr Wolseley House 3              | £11,000       |
| Pt Wolseley House 2-3 & Wolseley House 4 | £83,000       |

## Services

We understand that the property is connected to all mains services – gas, electricity, drainage and water, but have not carried out any tests in this regard. We are informed that each building is separately serviced. Purchasers are to undertake their own investigations in this regard.

## Tenure & Occupation

The property is offered Freehold with vacant possession – notices have been served on current Tenants.

## Planning\*

We are advised that the property benefits from use class E and historically benefitted from change of use from Government buildings to offices in 1982. Purchasers are to verify the planning use and make their own investigations with the Local Planning Authority. \*The property may benefit from conversion potential to alternative uses or residential, subject to planning. Prospective purchasers should seek independent planning advice.

No.3 had planning consent (now lapsed) for 'Change of use of offices on the ground, first and second floors to create one self-contained residential unit' ref 10/00172/COU.

Links to Planning History - [Link 1](#) [Link 2](#) [Link 3](#) Please consult your planning advisor in this regard to verify conversion prospects.

## Guide Price

**£2,950,000 by Private Treaty.** Please contact us regarding interest in individual buildings. The preference is to sell the whole.

## VAT

To be confirmed. We are not aware that the building has been elected for VAT.

## Legal

Each party is to incur their own legal fees.

## EPC

New EPC's have been commissioned and will be provided shortly.

## Viewing

Viewing is by appointment only with the sole selling agents. Public areas of the building can be inspected during opening hours. Set viewings days will be provided for the building.

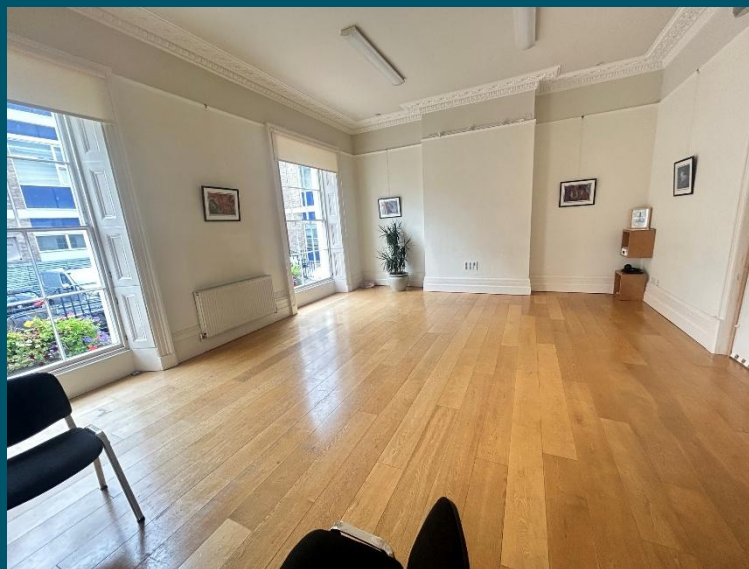
## Information Pack

An Information Pack containing a title information, building information, floor plans and reports is available upon request. Some information is still awaited.

## Subject to Contract – October 2026



## Internal Photographs



To Be Provided Shortly



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**For sale on behalf of joint Fixed Charge  
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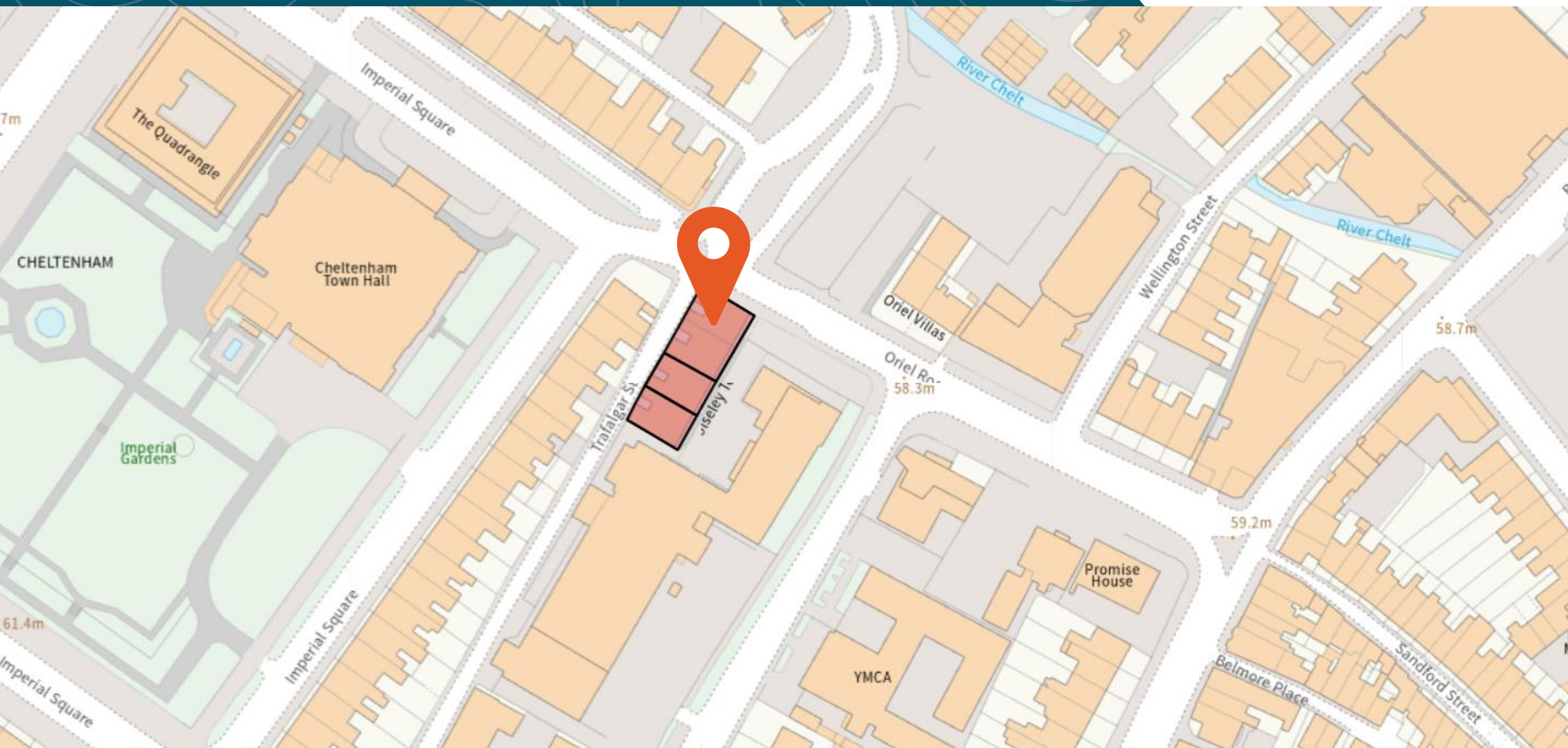
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## BRUTON KNOWLES



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