



5-6 WELL WALK, CHELTENHAM, GLOUCESTERSHIRE, GL50 3JX

**A FREEHOLD COMMERCIAL PROPERTY ONE OF THE TOWN'S MOST HISTORIC BUILDINGS WHICH COULD LEND ITSELF TO MANY USES
AND WITH EASE PROVIDE LIVE IN ACCOMMODATION**



DESCRIPTION

No. 5 & 6 Well Walk is a substantial period commercial property with a character and identity rarely available in the town centre. The accommodation extends to approximately 1,930 sq ft and is arranged through a building of notable architectural interest, offering an unusually memorable setting for a customer facing or appointment led business. The property has most recently combined a traditional tea room and interiors and decorative textiles business. That history demonstrates the building's ability to support a distinctive commercial concept where atmosphere, individuality and service are central to the offer.

THE LOCATION

The property sits in the historic core of Cheltenham, immediately beside Cheltenham Minster and within a short walk of Clarence Street, the Promenade, the High Street, The Wilson Art Gallery and Museum, and the town's established retail and leisure amenities. Its individual setting offers a strong sense of place while keeping customers and staff close to the centre of town.

GRADE II LISTED

National Heritage List for England entry 138817 Numbers 5 and 6 and attached railings.

LEGAL FEES

Each party is to be responsible for its own legal and professional costs.

PLANNING

The property has most recently been used as a tea room together with a specialist interiors and retail business. Interested parties should make their own enquiries of Cheltenham Borough Council regarding the existing lawful use and the suitability of any proposed use.

BUSINESS RATES

Current rateable value (1 April 2026 to present) £9,100

Description: Shop and premises

Local council: Cheltenham

Local council reference: 05928000600

Valuation scheme reference: 651967

VAT

The property has not been elected for VAT





VIEWING

Please contact the vendors Sole Agents Read Maurice Commercial on 01242 241122 to arrange an inspection.

AN ADDRESS ROOTED IN CHELTENHAM SPA

Well Walk, known during the nineteenth century as Old Well Walk, was laid out in 1743 by the town surveyor Andrews to designs supplied by Norborne Berkeley. It originally formed a long elm lined approach extending for more than 900 yards past Henry Skillicorne's early Pump Room and Well towards what is now Bayshell Road. The surviving walk and its eighteenth century buildings form an important part of Cheltenham's development as a spa town. Historic England dates Nos. 5 and 6 to approximately 1776 to 1799 and describes the building as a house, possibly two houses, later adapted for restaurant use. Its three storey elevation stands above a basement and includes attic accommodation. The two canted bays, paired central entrances and surviving railings give the property a particularly distinctive presence. A notable former resident was H S Merrett, architect and surveyor to the Pittville Estate, who lived at No. 6 in 1835. This direct association adds another layer of local architectural interest to a building already closely connected with Cheltenham's historic centre.

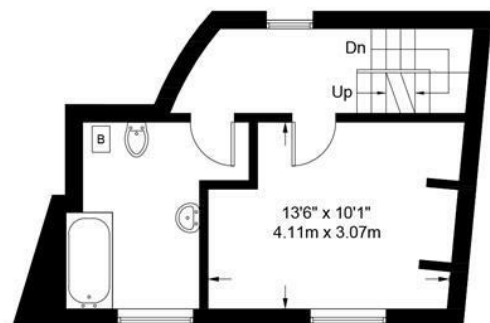




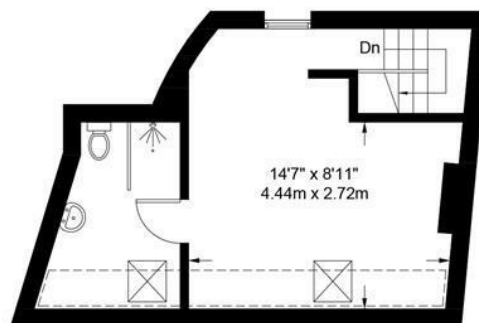




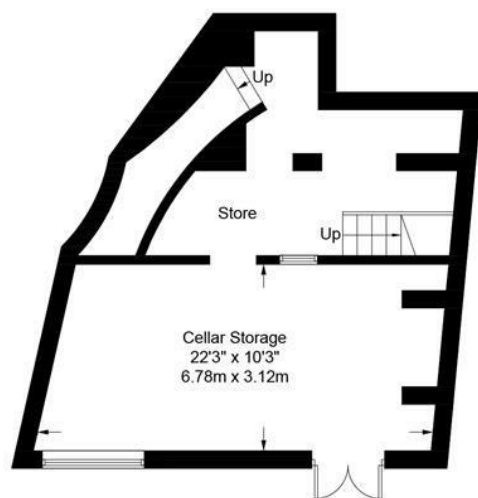
 = Reduced headroom below 1.5m / 5'0



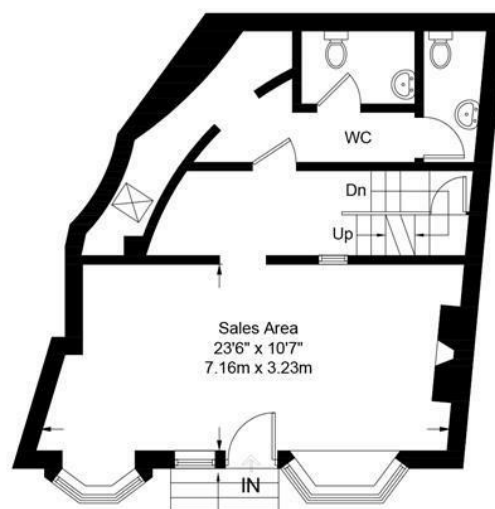
SECOND FLOOR



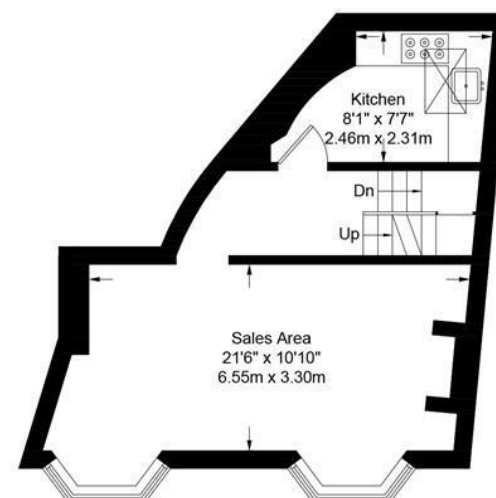
THIRD FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 1931 sq ft / 179.4 sq m
(Including Cellar Storage)

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. PRN: 6793933