



The Bradley
Royal Parade
GL50

The Bradley hotel
100 Gloucester Street
Bristol
www.thebradleyhotel.com





A handsome Regency Grade II listed town house in the heart of Montpellier.



The property is currently run as a luxury 5* boutique limited service hotel and is beautifully maintained and presented with many fine period features and a large walled town garden. This highly desirable residential location also provides the perfect opportunity for the property to be converted to a wonderful single dwelling (residential planning has already been granted). Alternatively the current successful business could be continued and developed.

Number Nineteen is situated towards the northern end of the terrace and has well presented accommodation arranged over four principal floors. The main rooms are enhanced by stunning features synonymous with the era, including ornate ceiling mouldings and fine fireplaces.



Accommodation

Ground Floor

Reception Hall, double drawing room with floor to ceiling sash windows. Bedroom suite with shower room, sitting area and roof terrace.

Lower Ground floor

Managers flat with sitting room bathroom and bedroom. Breakfast room/reception room opening to orangery with doors to garden. Commercial kitchen, laundry room and store.

First floor

Four bedroom suites including one at mezzanine level.

Second floor

Three further bedroom suites.

Outside to the rear there is a pretty walled town garden and a further detached building housing two further bedroom suites. This attractive building could be converted to garaging if desired subject to consent.





M5 motorway link at J11 providing access both North and South A40 to Oxford and London and the A419 to the M4. Regular direct trains to London Paddington from Cheltenham Spa Railway Station. International airports of Birmingham and Bristol are within one hour's drive



Business:

The Bradley currently trades as a luxury 5* boutique limited service hotel, generating excellent profitability from high average room rates possible as a result of the combination of an excellent location and facilities. A sale of the business on a transfer of a going concern basis would include the contents. Further details of the business available on request.

Development opportunities:

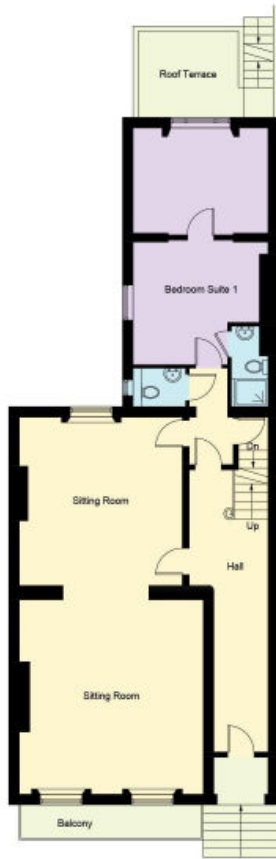
Planning consent has already been secured to create an additional en suite letting bedroom at the rear of the building in the garden and our clients have drawn up plans that show how the rear section of the drawing room can be altered to become another en suite bedroom. Carrying out these changes would take the en-suite bedrooms to 12 and has the potential to significantly increase both revenue and profits.

Royal Parade is set back from Bayshill Road in the heart of Montpellier in Cheltenham. The house is perfectly positioned for the world famous public schools of the town, with Cheltenham Ladies College located within a few hundred meters (on the same road) and Cheltenham College also within walking distance. Montpellier is also home to a huge choice of restaurants, bars, hotels and boutique shops. Montpellier and Imperial gardens play host to the various festivals throughout the year which include the Jazz, Music, Literature and Science Festivals.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Lower Ground Floor



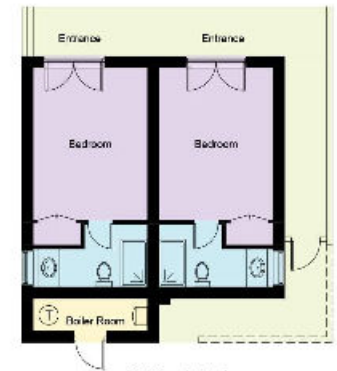
Ground Floor



First Floor



Second Floor



Ground Floor



Knight Frank
Cheltenham
123 Promenade
Cheltenham
GL50 1NW



knightfrank.co.uk

We would be delighted to tell you more.

Nick Chivers
01242 246959
nick.chivers@knightfrank.com

Peter Brunt
0117 917 2062
peter.brunt@colliers.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.