



124 High Street Cheltenham, GL50 1EG

- Affluent population with high tourist spend and directly opposite John Lewis
- Potential to open up the frontage for additional prominence / window display
- Alternative uses considered, with scope for external seating

To Let

**RENT FROM ONLY
£39,000 PAX**

**277.7 sq m
(2,989 sq ft)**



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





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Location

Cheltenham is a large, affluent town and is popular with domestic and overseas tourists. The premises occupy a prime position on the busy High Street, directly opposite John Lewis & Partners and a few minutes' walk from Regent Arcade. Nearby retailers include Costa, Next, Barclays, H&M and River Island.

Rent

3 year commitment:
Year 1: £39,000 pax
Year 2: £49,000 pax
Year 3: £59,000 pax

5 year commitment:
Year 1: £39,000 pax
Year 2: £49,000 pax
Year 3: £55,000 pax
Year 4: £57,500 pax
Year 5: £59,000 pax

The premises are available on a new lease basis.

Accommodation

The fully-fitted premises offer the following approximate floor areas:

Ground Floor Sales:	179.9 sq m (1,936 sq ft)
Ground Floor Ancillary:	30.7 sq m (330 sq ft)
First Floor Ancillary:	67.1 sq m (722 sq ft)

Timing

Available now.



Rates

Rateable Value: £64,000

The Rateable Value was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

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Viewing

Strictly by prior appointment with KBW or our joint agent GCW.

Richard Knightley
richard.knightley@kbw.co.uk
07917 155 760

Gareth Storer
gareth.storer@gcw.co.uk
0207 647 4825

Archie Morriss
archie.morriss@gcw.co.uk
020 7648 4822

Ref: 224002

EPC

The property has an energy performance rating of C. A copy of the Energy Performance Certificate can be made available on request.

Legal Costs

Each party to be responsible for its own legal costs incurred in the transaction.

Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

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