

124

HIGH STREET

CHELTENHAM GL50 1EG

3,328 SQ FT TO LET
PROMINENT UNIT
OPPOSITE JOHN LEWIS
HIGH FOOTFALL LOCATION



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.

ACCOMMODATION

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

	sq m	sq ft
Ground Floor Sales	152.4	1,640
Ground Floor Ancillary	87.6	943
First Floor	69.2	745

TENURE

The premises are available on a new lease basis for a term to be agreed.

RENT

£80,000 per annum exclusive.

TIMING

Available now.



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EPC

Band C. Report available upon request.

BUSINESS RATES

We are informed by the Local Authority that the premises have been assessed for ratings as follows:

Rateable Value	£65,000
UBR (2020/21)	51.2p
Rates Payable	£33,280

Interested parties should confirm any rating liability direct with the Local Authority.

LEGAL COSTS

Each party will be responsible for their own costs.

ALL ENQUIRIES

For further information contact:

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