

TO LET – Prime Retail Premises

114 High Street, Cheltenham, GL50 1EG

BK Bruton Knowles

est.1862



- Retail Premises
- Busy Trading Location
- New Lease Available
- Recently Refurbished

www.brutonknowles.co.uk

01452 880000

CODE 5179

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LOCATION

The property boasts a good location at the top end of Cheltenham High Street. Cheltenham benefits from excellent public transport links, with the High Street accessible via bus routes from both Cheltenham and Gloucester. Cheltenham Spa station sits 1.1 miles west of the town centre. The town benefits from good road links, with the M5 motorway network lying on the western fringes of the town and the A40 providing access to the West Country, Oxford and London.

DESCRIPTION

114 High Street is a ground floor self contained retail unit with basement ancillary accommodation. The unit offers 600 sq. ft of ground floor retail area and further 658 sq. ft in the basement. The open plan retail space offers great window frontage to Cheltenham's busy High Street, providing excellent internal natural light.

Nearby occupiers include New Look, Costa Coffee, Argos and the newly developed John Lewis department store.

It is the intention to refurbish the property shortly.

VAT

VAT is applicable.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------------|--------------|---------------|
| Ground Floor Sales | 600 | 55.77 |
| Basement Ancillary | 658 | 63.62 |
| Total | 1,258 | 119.39 |

RATES

We understand the Rateable Value as of 1st April 2017 to be

Shop and Premises

£29,750

The premises will need to be re-assessed upon completion of refurbishment works. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

PLANNING

114 High Street is classed as E under the Use Classes Order 1st Sept 2020.

EPC

Available on request

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

£29,500 per annum exclusive.

VIEWING

By appointment only with Bruton Knowles or their joint agent Arc Retail.



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