

# TO LET

## PROMINENT RETAIL OPPORTUNITY VARIETY OF USES SUBJECT TO PLANNING

THE ROUND HOUSE, 19 GLOUCESTER ROAD, CHELTENHAM, GL51 8NE



- Prominent retail unit of **22,278 sq. ft.**
- Site area of **c1.15 acres**
- Parking for **approximately 75 cars**
- Self-contained unit
- Adjacent to Tesco's superstore site



# TO LET – PROMINENT RETAIL OPPORTUNITY



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## LOCATION

Cheltenham is an attractive and prosperous spa town located in Gloucestershire in the heart of the Cotswolds. The town is located approximately 38 miles north east of Bristol, 41 miles south of Birmingham and 88 miles west of London. Situated next to Tesco's supermarket and in close proximity to the busy Kingsditch Trade parks, it is ideally placed for an occupier.

The location benefits from excellent road connections with Junction 5 of the M5 motorway 3 miles west of the town centre, providing easy access to the south west and West of England. The A40 runs through the town and provides a direct link to Oxford and the south east.

Cheltenham Spa Railway Station provides regular services to Bristol Temple Meads, Birmingham New Street and London Paddington, with fastest journey times of 41 minutes, 42 minutes and 2 hours 2 minutes respectively.

Bristol International Airport and Birmingham International Airport are both approximately a one-hour drive time from Cheltenham. The total population within the Cheltenham primary catchment area is circa 393,000; with the estimated shopping population of Cheltenham at 248,000.

## DESCRIPTION

The subject property comprises a detached octadecagon shaped building arranged to provide a retail store.

The building is of steel portal frame construction with part brick and part clad elevations under a shallow pitched roof with profile metal cladding incorporating translucent panels. To the front of the building there is a protruding single storey entrance lobby.

The building is accessed via the entrance lobby from the car parking area. The lobby leads into a large open retail area which was formerly fitted out as DW Sports Store.

## TENURE

Leasehold

## BUSINESS RATES

We understand the rateable value to be:

Description: Retail warehouse and premises

**Rateable Value - £198,000**

We advise any interested purchaser to make their own enquiries with the Valuation Office Agency.

## QUOTING RENT

Contact agents for further details

## ACCOMMODATION Approx.

Floor	Sq. M	Sq. Ft
Ground Floor	1,822.6	19,618
Mezzanine	247.1	2,660
Total	2,069.7	22,278

## VAT

Subject to VAT (if applicable).

## EPC

Grade C - 66

## PLANNING PERMISSION

We are advised that the unit currently falls under use class E of the Town and Country Planning Order (as amended).

## LEGAL COSTS

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

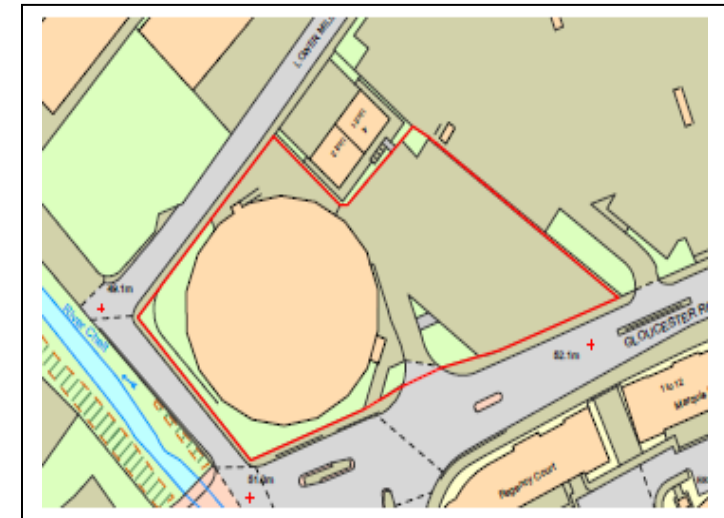
## VIEWINGS & FURTHER INFORMATION

If you require any further information or would like to arrange a viewing, please do not hesitate to contact Bruton Knowles on the details provided. Viewing appointments available on request, strictly by appointment with Bruton Knowles.

Contact Edward Jenkinson MRICS Senior Surveyor

07825 426799 [Edward.jenkinson@brutonknowles.co.uk](mailto:Edward.jenkinson@brutonknowles.co.uk)

Subject to Contact – April 2022



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