



16-18 St James Street,
Cheltenham, GL52 2SH

- Ground floor retail unit with approx 9m wide frontage
- Largely open plan and benefiting from existing flooring & lighting
- Large public pay & display car park opposite with 200 spaces
- Located less than 100m from High Street shopping area

To Let

Available Q4
of 2025

Approx.
177.5 sq m
(1,911 sq ft)



T. 01242 244744
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Location

With a population of around 120,000, Cheltenham is an important regional shopping location serving an extensive catchment area. The town is renowned for its range and quality of shopping and the various important race meetings which attract many visitors throughout the year.

The subject premises occupy a central position on St James' Street, opposite a large public car park with 200 spaces. St James' street is a one-way street just off the inner ring road connecting the High Street to Albion Street.

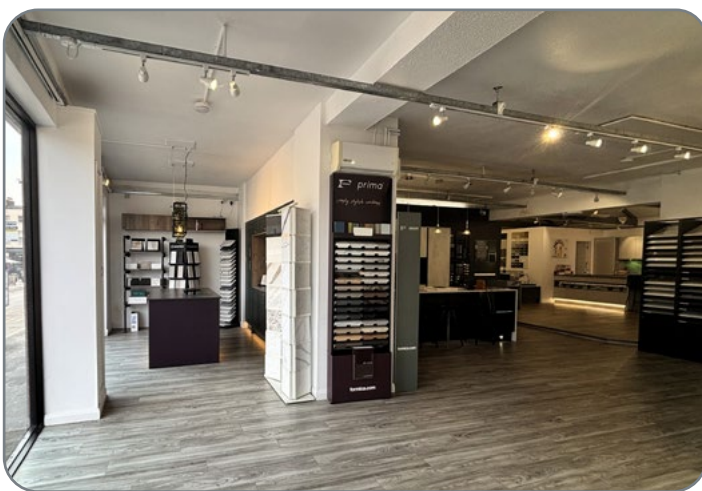
The John Lewis department store on Cheltenham's High Street is less than 350 metres from the property.

Other local occupiers include a mix of pubs, restaurants / takeaways, beauty uses and retail, as well as residential.

[What3words ///league.angel.assume](#)

Description

The premises comprise a ground floor retail unit, most recently used as a kitchen showroom. Historically two smaller units, the ground floor now provides one large mostly



open plan area with rear kitchenette, store and WC facility.

The unit benefits from wood effect flooring throughout and track lighting, with a large glazed window frontage, making it suitable for a wide range of uses (subject to planning if required).

Accommodation

The approximate net internal floor area is 177.5 sq m (1,911 sq ft) plus WC facilities.

Shop width: approx. 9.5m (front), 14.8m (rear)

Shop depth: approx. 12.5m

Rent

£30,000 per annum exclusive.

Legal Costs

Each party to bear its own legal costs incurred in the transaction.

Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

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Terms

Available on a new (effectively) full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews. Available from Q4 of 2025, subject to vacant possession.

EPC

EPC C (54). Full report available on request.

Rates

Rateable Value: £26,750.

Please note that this is not the amount payable, a proportion of this amount is liable to be paid.

The above information was obtained from the Valuation Office website. For more information, interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify

the current rates payable & any relief available.

VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

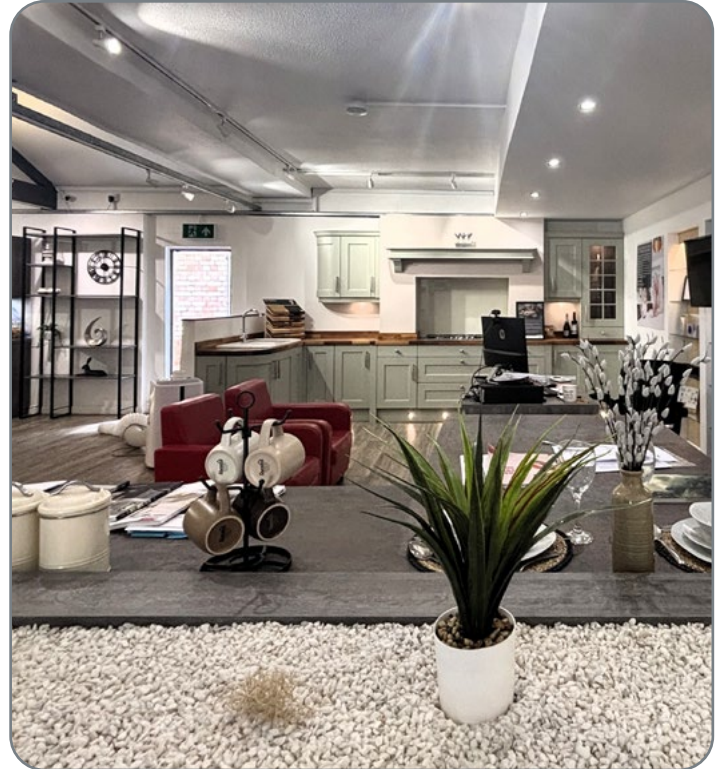
Code for Leasing Business Premises (2020)

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.

Viewing

By prior appointment with the sole agent KBW.

Ref: 529001



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