

PRIME SHOP TO LET

Cheltenham

159 High Street



Location

The premises are prominently located on the High Street, Cheltenham's prime retail pitch. Occupiers in the immediate vicinity include **John Lewis, H&M, Marks and Spencer, Next** and **Pret a Manger**.

Accommodation

The property is arranged over ground, first and second floors and provides the following approximate areas:

Ground Floor Sales	125.8	sq m	1,355	sq ft
Ground Floor Ancillary	2.32	sq m	25	sq ft
First Floor Sales	69.8	sq m	752	sq ft
First Floor Sales/Stock	29.5	sq m	318	sq ft
First Floor Ancillary	20.6	sq m	222	sq ft
Second Floor Ancillary	100.4	sq m	1,081	sq ft

Rent **£135,000 pax**

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Rates

Rateable Value (2017)	£136,000
UBR (2019/20)	50.4 p/£
Estimated Rates Payable	£68,544

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Lease Term

The property is available on new Full Repairing and Insuring lease for a term to be agreed, subject to an upward only review at expiration of each 5th year.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

C (63)

Viewing & Further Information:

Strictly by prior arrangement only with:

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