# 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:

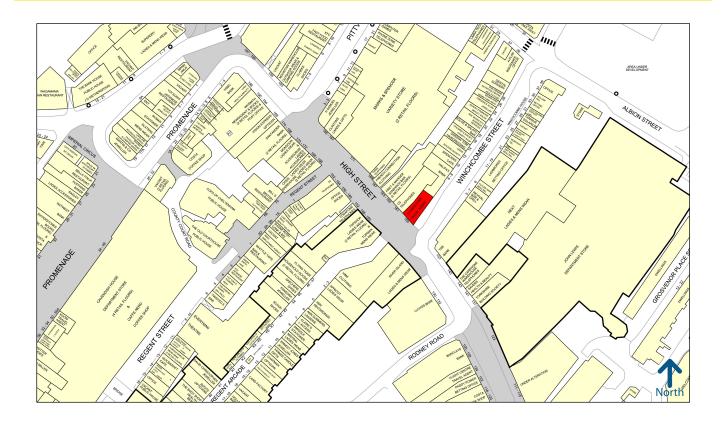
<b>Ground Floor Sales</b>	125.8	sq m	1,355	sq ft
<b>Ground Floor Ancillary</b>	2.32	sq m	25	sq ft
First Floor Sales	69.8	sq m	752	sq ft
First Floor Sales/Stock	29.5	sq m	318	sq ft
First Floor Ancillary	20.6	sq m	222	sq ft
Second Floor Ancillary	100.4	sq m	1,081	sq ft

Rent £135,000 pax

# **SAVILLS BRISTOL**

Embassy House, Queens Avenue Bristol, BS8 1SB





#### **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.

### **Legal Costs**

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

#### **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.

### **EPC**

C (63)

#### **Viewing & Further Information:**

Strictly by prior arrangement only with:

## **CONTACT**

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#### IMPORTANT NOTICE

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