



32 Cambray Place,
Cheltenham
GL50 1JP

- Ground floor shop with ancillary first floor and basement
- Close to prime high street including John Lewis department store

*Retail
to Let*

*Sales Area
91.5 sq m
(985 sq ft)
Approx.*



Without Prejudice

T. 01242 244744

E. enquiries@kbw.co.uk

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32 Cambray Place,
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Location

The subject property is prominently situated fronting the pedestrianised Cambray Place just off the prime High Street. Costa Coffee, The Tanning Shop and Soho Coffee are situated directly opposite, with the John Lewis department store approx. 50m from the subject property on the High Street.

[What3words ///admits.glad.drift](#)

Description

The accommodation comprises the ground floor, basement and part first floor of a four storey, mid terrace building. The ground floor shop benefits from a fully glazed timber framed shop front and office, kitchen and WC facilities. The basement provides storage accommodation and there are two rooms at first floor level for additional ancillary accommodation. An enclosed courtyard area can be accessed to the rear of the shop.



Accommodation

The approximate net internal floor areas and dimensions are as follows:

Gross Frontage:	6.85 m
Internal Width:	6.48 m (minimum)
Shop Depth:	16.95 m

Ground Floor

Sales Area:	91.54 sq m (985 sq ft)
Front Office:	8.05 sq m (87 sq ft)
Kitchen Area:	5.63 sq m (61 sq ft)
Store:	1.63 sq m (18 sq ft)

First Floor

Staff Room/Store:	14.32 sq m (154 sq ft)
Store:	15.69 sq m (169 sq ft)

Basement

Store:	61.24 sq m (659 sq ft)
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Total: 198.1sq m (2,133 sq ft)

Plus External

Enclosed Courtyard:	29.30 sq m (315 sq ft)
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Terms

Available by way of a new effectively fully repairing and insuring lease by way of a service charge for a term of years to be agreed incorporating upward only regular rent reviews. Subject to vacant possession.

Rent

On application.

Legal Costs

Each party to be responsible for its own legal costs incurred in the transaction.

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Rates

Rateable value: £34,000.

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.

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.

EPC

C (71) Full copy of report available on request.



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VAT

We understand VAT is not payable on the rent. VAT may be payable on 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.

Viewing

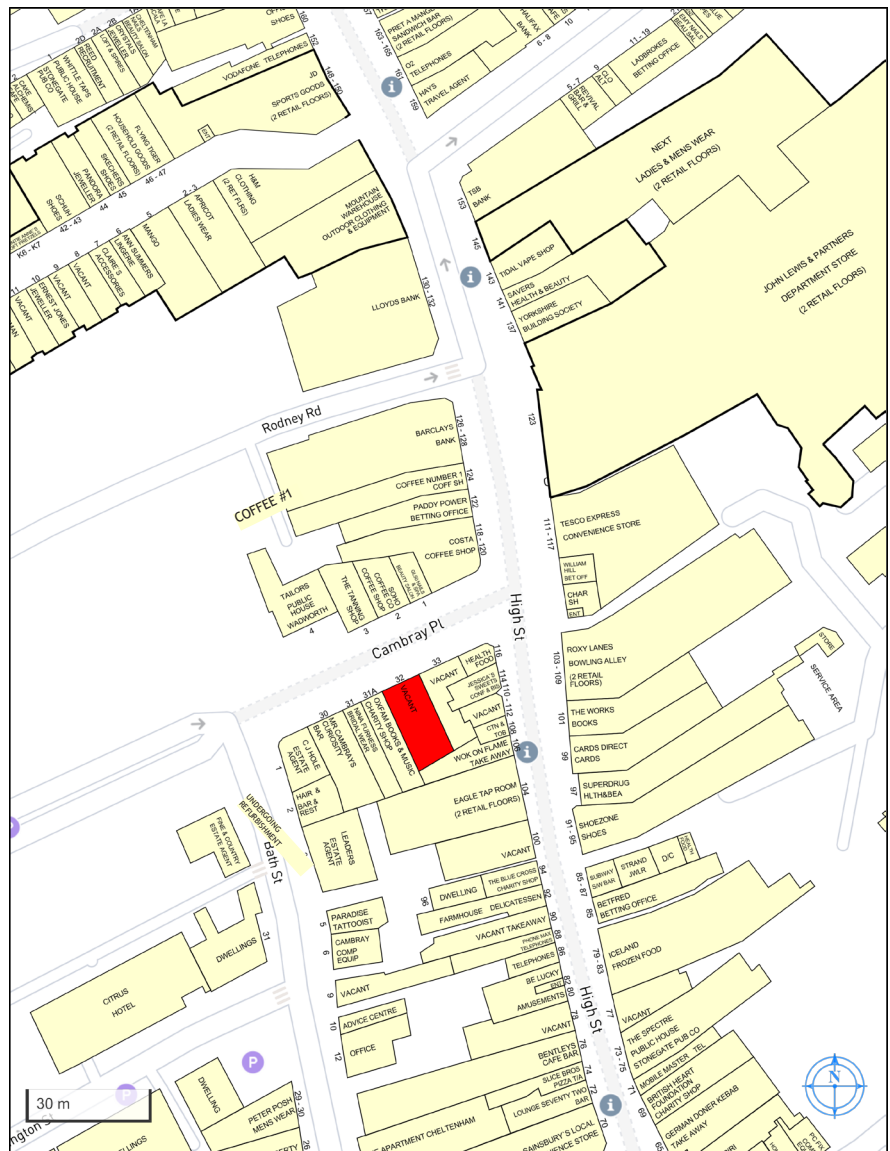
By prior appointment with the sole agents KBW.

Ref: 627042



Cheltenham (Cheltenham Updated 16062025)

Modified: 24-Jul-26 14:28:45 / Surveyed: 07-May-24



Experian Goad Plan Created: 24/07/2026



Ordnance

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