







# 106 Promenade Cheltenham GL50 1NB

- Large retail unit
- Prime position on Promenade
- Prestigious shopping area of Cheltenham



## 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 festivals which attract many visitors throughout the year.

The subject property occupies a prominent position on the Promenade; Cheltenham's famous tree lined shopping street which connects the High Street to Montpellier.

Nearby occupiers include Joules, Vinegar Hill, White Stuff, Anthropologie, Russell & Bromley, Reiss, The White Company and Toast.

## Accommodation

The approximate net internal floor areas are as follows:

Basement	30.47 sq m (328 sq ft)
Ground Floor Sales	546.18 sq m (5,879 sq ft)
Ground Floor Ancillary	11.89 sq m (128 sq ft)
First Floor Sales	107.21 sq m (1,154 sq ft)
First Floor Ancillary	100.24 sq m (1,079 sq ft)
Second Floor Ancillary	139.35 sq m (1,500 sq ft)
Third Floor Ancillary	65.13 sq m (701 sq ft)
<b>Total</b>	<b>1,000.47 sq m (10,769 sq ft)</b>



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.

**T. 01242 244744**

**E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)**

**W. [www.kbw.co.uk](http://www.kbw.co.uk)**



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## Description

106 Promenade is a Grade II listed period building that benefits from a highly prominent corner position to the Promenade with return frontage to Imperial Lane. It is arranged with retail sales at ground and first floors with ancillary accommodation to the second and third floors and

the basement. The first floor sales area provides an open galleried frontage above the main shop floor and is highly visible from the Promenade entrance.

The property is regular in shape with an internal width of 7 metres and full depth of almost 50 metres. At the rear of the property, the shop opens out into an L-shape increasing the

width to 20 metres and benefits from the two roof lanterns. There is also a first floor trading area which is again regular in shape and easily accessible from a centrally located customer staircase.

Ancillary accommodation in the form of storage and staff facilities is found across all four storeys plus a small area within the basement.



## Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews. Subject to vacant possession and timing.

## Rent

Rent on application.

## Use

The property has an A1 (Retail) Use Class.

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## Rates

Rateable Value: £234,000

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

## Legal Costs

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

## 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.



## Viewing

By prior appointment with the sole agent KBW.

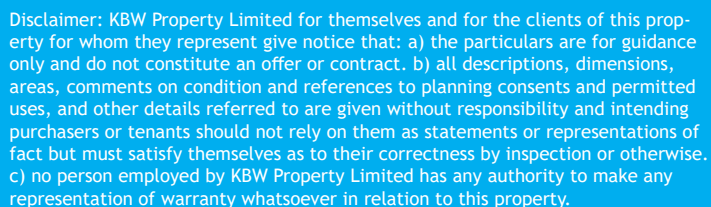
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