

arc incorporating
**downing
bentley**
Retail Property Consultants

RETAIL UNIT TO LET

9 Winchcombe Street

Cheltenham

GL52 2LZ



Location

The subject property is in a good secondary location close to the High Street. Nearby traders include **William Hill, British Heart Foundation, Ladbrokes, Halifax, A-Plan Insurance**, and a new 115,000 sq ft **John Lewis** store on High Street.

Accommodation

The premises are arranged on ground and first floors and comprise the following approximate dimensions and net internal floor areas:

| | | |
|------------------------|------------|-----------|
| Ground Floor Sales | 43.73 sq m | 470 sq ft |
| Ground Floor Ancillary | 3.18 sq m | 34 sq ft |
| First Floor Ancillary | 42.91 sq m | 462 sq ft |

Rent

£15,000 per annum exclusive.

Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

The lease will provide for a term certain until March 2022 with mutual rolling breaks thereafter.

EPC

The premises has an EPC rating of C-60.

VAT

All figures quoted are exclusive of VAT.

Costs

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

Rating Assessment

The premises have been entered into the 2017 Rating List as follows:

| | |
|----------------|---------------------|
| Description | "Shop and Premises" |
| Rateable Value | £14,500 |
| UBR 2020/2021 | 49.9p |

Interested parties are advised to make their own enquiries of the Local Billing Authority.

Planning

The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services, restaurant, office, indoor sports, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Further Information

For further information or to arrange an inspection please contact:

Anthony Walker

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| 07496 519790

SUBJECT TO CONTRACT

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