

PRIME CLASS E UNIT TO LET

jackson
criss

West End House, 11 Hills Place
London W1F 7SE

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www.jacksoncriss.co.uk

CHELTENHAM – 2 LITTLE PROMENADE, ORMOND PLACE GL50 1JD



TO LET

New effectively full repairing and insuring lease for a term to be agreed.

RENT

Offers in the region of **£80,000** pa exclusive of rates, service charge and VAT.

FLOOR AREAS

	SQ FT	SQ M
Ground Floor Sales:	1,442	134.01
First Floor Sales:	870	80.86
Basement Ancillary:	506	47.03

EPC

Available upon request.

RATEABLE VALUE

£87,500

Occupiers will benefit from 100% rates relief for the 2020/21 period.

SUBJECT TO CONTRACT & VACANT POSSESSION

- The subject property is situated just off Promenade and just outside of Regent Arcade. It is a very prominent corner unit. The new luxury **Tivoli Cinema** which will include a bar and restaurant is scheduled to open opposite within Regent's Arcade.
- Nearby retailers include **Molton Brown**, **Moss Bros**, **Jo Malone** and **The White Company**.
- Under the new E Use Class the property could be used as a **shop, café, restaurant, nursery** or **gym** without the need for a planning application.



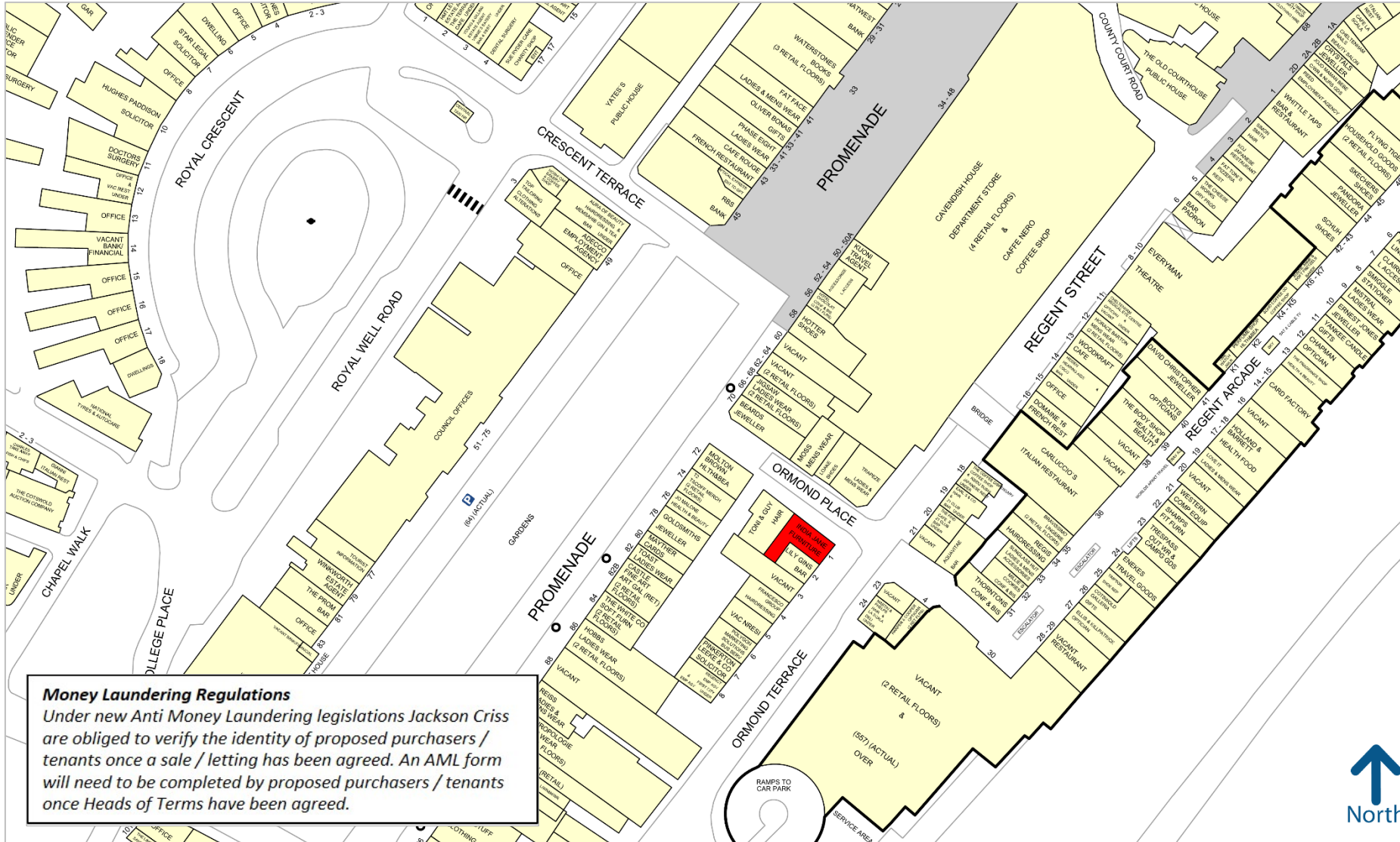
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Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

VIEWING

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MOLTON
BROWN
LONDON

JO MALONE
LONDON



THE WHITE COMPANY
LONDON

