

arc incorporating
**downing
bentley**
Retail Property Consultants

PRIME RETAIL UNIT TO LET

62-64 Promenade

Cheltenham

GL50 1LY

FULLY REFURBISHED BUILDING

ALTERNATIVE USES CONSIDERED

(SUBJECT TO PLANNING)





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01242 222 369
www.arcetail.co.uk

16 Whiteladies Road, Clifton, Bristol, BS8 2LG

Location

The subject premises occupy a prominent location on Promenade, adjacent to Jigsaw and Karen Millen and within immediate proximity to Molton Brown, Hotel Chocolat, T2 and Jo Malone.

Accommodation

The premises are arranged over ground, basement and upper floor levels and comprises the following approximate floor areas and dimensions:

Internal Width	20'8"	6.30 m
Shop Depth	41,0"	12.80 m
Ground Floor Sales	797 sq ft	74.00 sq m
Mezzanine Floor Sales	494 sq ft	46.00 sq m
First Floor Sales	1,042 sq ft	97.00 sq m
First Floor Ancillary	121 sq ft	11.00 sq m
Second Floor Ancillary	600 sq ft	58.00 sq m
Basement Floor Ancillary	489 sq ft	45.00 sq m
Total	3,543 sq ft	331.00 sq m

Rent

On application.

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Terms

A new effectively FRI lease for a term of years to be agreed.

EPC

Available on request.

VAT

All figures quoted are exclusive of VAT.

Costs

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

Rating Assessment

The Valuation Office website states that the premises have been entered into the 2017 Rating List as follows:

Description	“Shop and Premises”
Rateable Value	£140,000
UBR 2019/2020:	50.4p

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

Planning

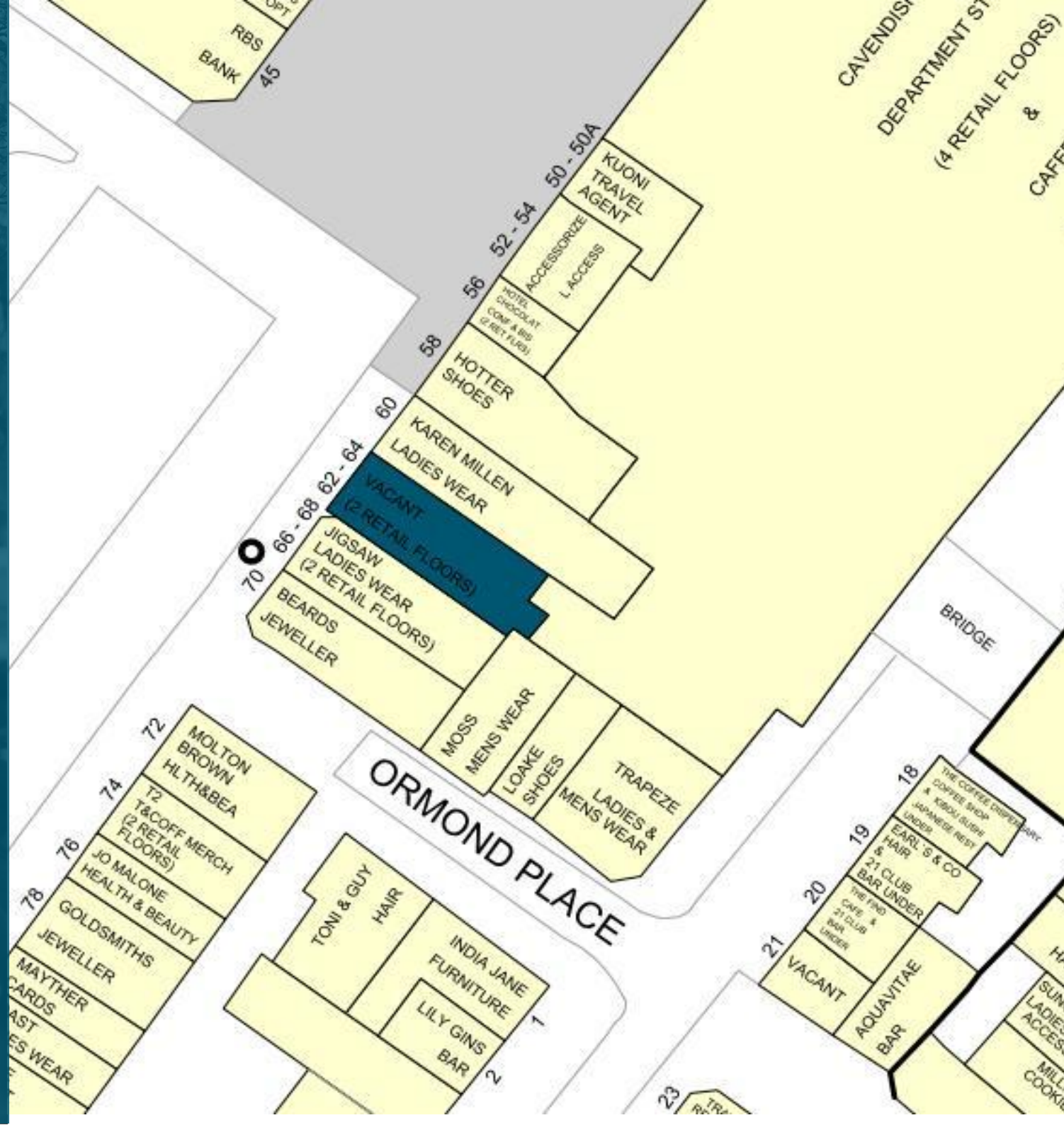
We understand the premises benefits from an A1 (Retail) planning consent. Interested parties are advised to make their own enquiries of the Local Planning Authority. Alternative uses would be considered, subject to obtaining the necessary planning consent.

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Further Information

For further information or to arrange an inspection please contact:

ARC Retail

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SUBJECT TO CONTRACT

MISREPRESENTATION CLAUSE:

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