PRIME A1 SHOP TO LET SUBJECT TO VACANT POSSESSION **CHELTENHAM 80 PROMENADE**

CONFIDENTIAL, STAFF UNAWARE

Description

The premises are located in a prime position on Promenade adjacent to Goldsmiths and Toast with other nearby retailers including The White Company, Hobbs, Jack Wills, Jo Malone and Molton Brown.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The property comprises ground and first floors of the following approximate dimensions and net internal floor areas:

Gross Frontage	28 ft 8 ins	(8.74 m)
Net Frontage	27 ft 4 ins	(8.33 m)
Shop Depth	36 ft 11 ins	(11.25 m)
Ground Floor NIA	1,235 sq. ft.	(114.74 sq. m)
First Floor Ancillary	884 sq. ft.	(82.13 sq. m)
Second Floor Ancillary	201 sq. ft.	(18.67 sq. m)

Lease

The premises are confidentially available on a new full repairing and insuring lease for a term to be agreed subject to upward only rent reviews on a 5 yearly basis.

Rent

Upon application.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£143,000
UBR (20/21)	0.512p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 79. A full report is available upon request.

Legal Costs

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

Availability

The premises is confidentially available and staff are unaware. The property is offered on a new lease subject to vacant possession.

Viewing

Viewing is strictly by appointment through sole agents, Green & Partners, contacting:

Mike Willoughby 020 7659 4827 mike.willoughby@greenpartners.co.uk

Harry Silcock

020 7659 4839

harry.silcock@greenpartners.co.uk

green&partners

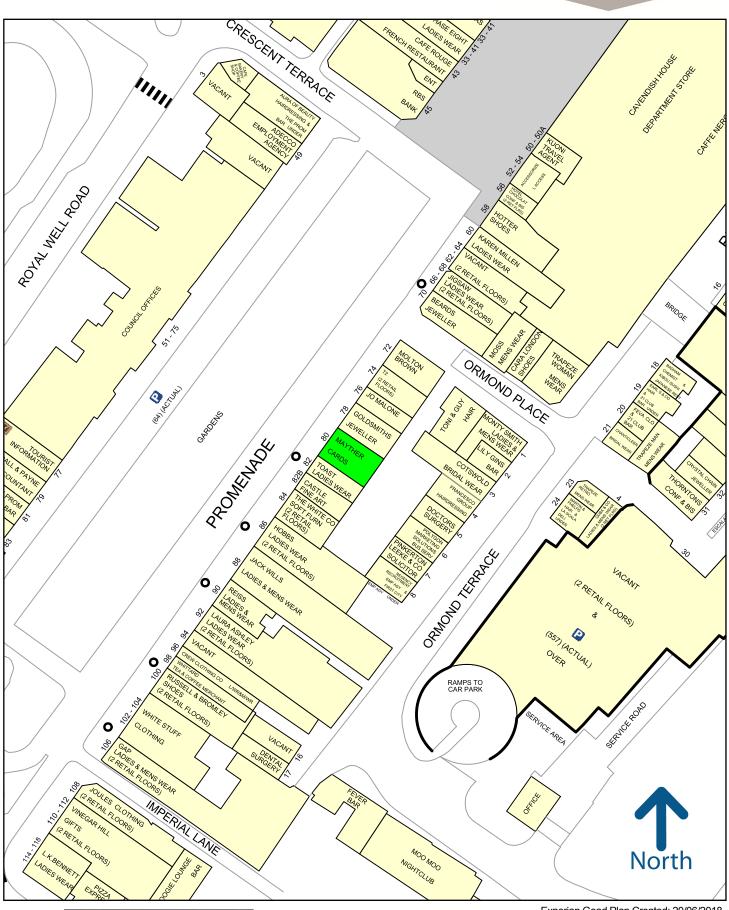
Subject to Contract

020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.







Experian Goad Plan Created: 20/06/2018 Created By: Green and Partners



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50 metres

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