

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.

Subject to Contract

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

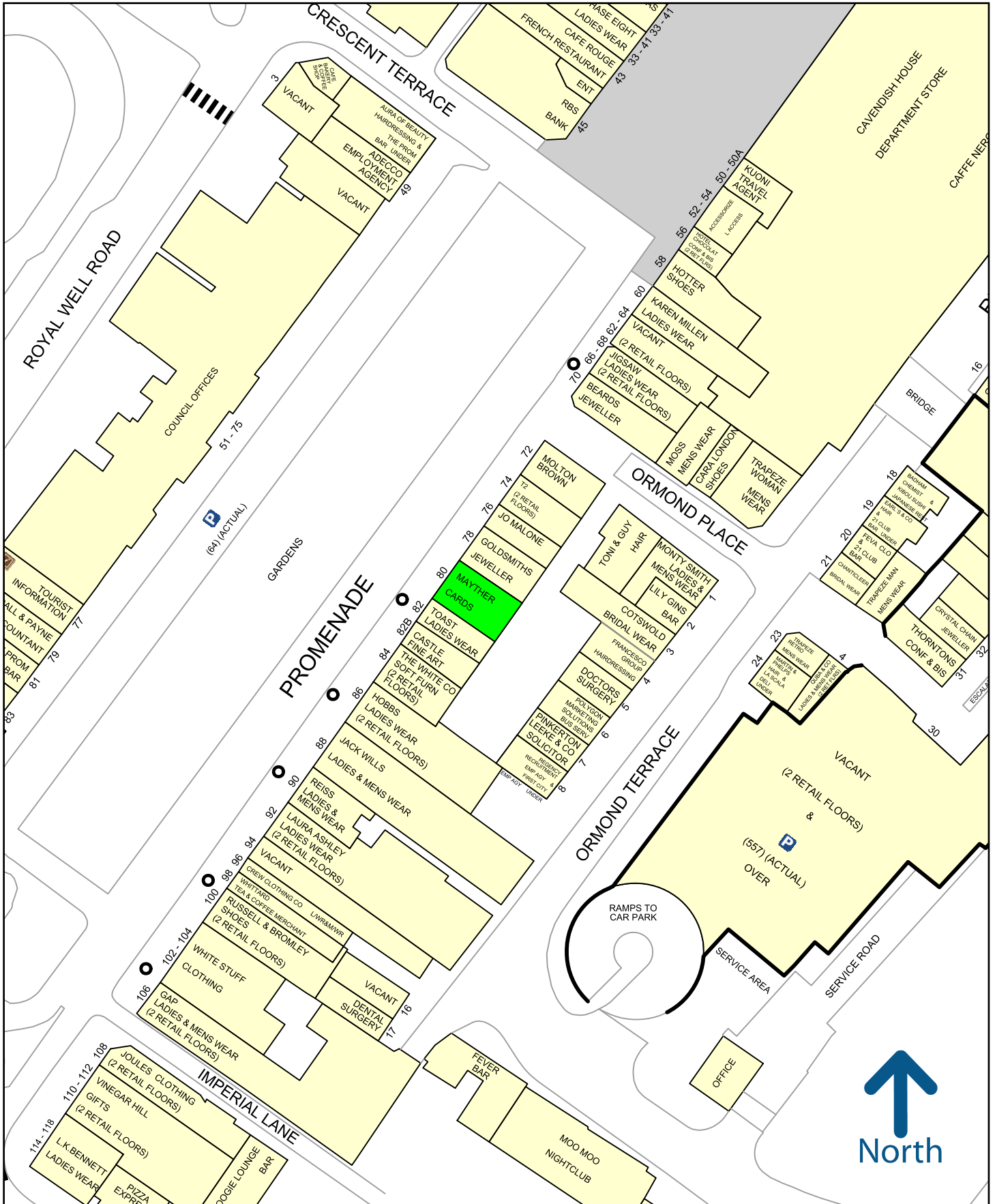
The premises is confidentially available and staff are unaware. The property is offered on a new lease subject to vacant possession.

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



50 metres

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

