

Prime Shop To Let

Cheltenham 195 High Street



LOCATION

The premises occupy a prime trading position on Cheltenham High Street adjacent to **Mountain Warehouse**. Multiple occupiers in the nearby vicinity include **Clarks, W H Smith, Primark, Monsoon** and **Boots**.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

The premises are arranged over ground, first and second floor, comprising the following approximate net internal floor areas and dimensions:-

Gross Frontage	23.7 sq ft	2.2 sq m
Net Frontage	22.7 sq ft	2.1 sq m
Ground Floor	1,204 sq ft	112 sq m
First Floor	806 sq ft	75 sq m
Second Floor	757 sq ft	70.3 sq m

LEASE

The premises are available by way of a new full repairing and insuring lease on terms to be agreed, subject to five yearly upward only rent reviews at a commencing rent of **£130,000 per annum exclusive**.

SERVICE CHARGE

£2,071.82 + VAT.

RATES

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£114,000
UBR(2018/2019)	£0.493
Rates Payable	£56,202

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

EPC

An EPC has been commissioned and a copy can be provided upon request.

LEGAL COSTS

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

VIEWING

All viewings are strictly by prior appointment. For further information or arrangements to inspect, please contact:

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Subject to contract

