



# 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**

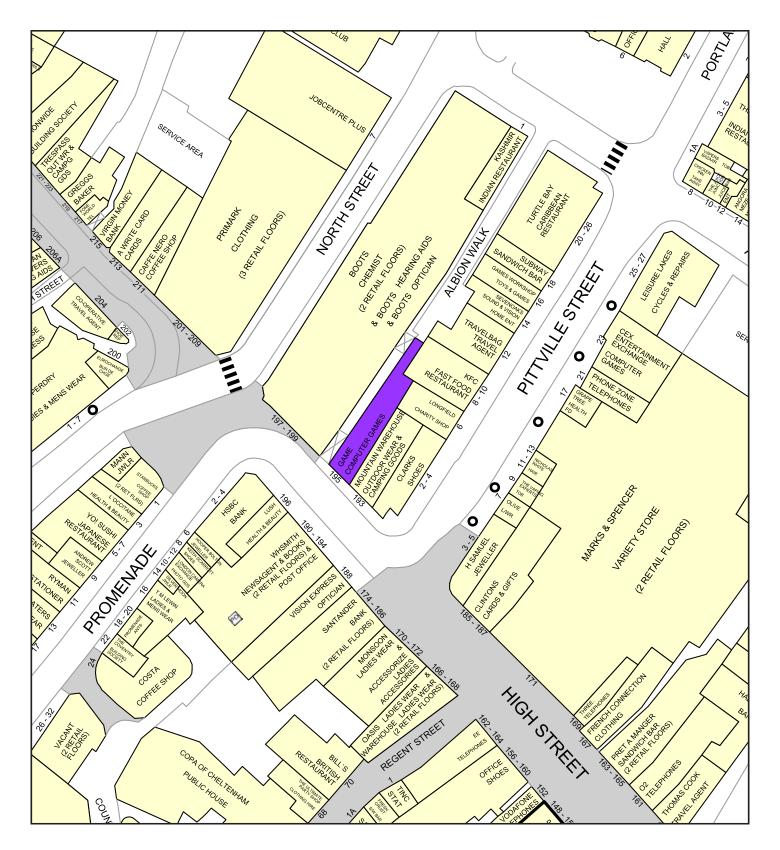
All viewings are strictly by prior appointment. For further information or arrangements to inspect, please contact:

Rory Gittins rory@primeretailproperty.com

Richard Criss richard@primeretailproperty.com

020 7016 5340

Subject to contract



# Prime Retail.

**Property Consultants** 

2 Conduit Street London W1S 2XB

020 7016 5340

primeretailproperty.com