

THE PROMENADE CHELTENHAM



GERALDEVE

TO LET

Prime retail unit



**98 The Promenade
Cheltenham
Gloucestershire
GL50 1NB**

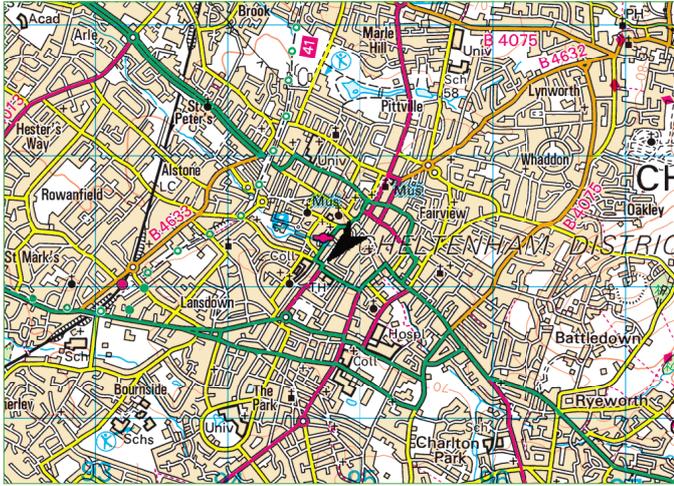




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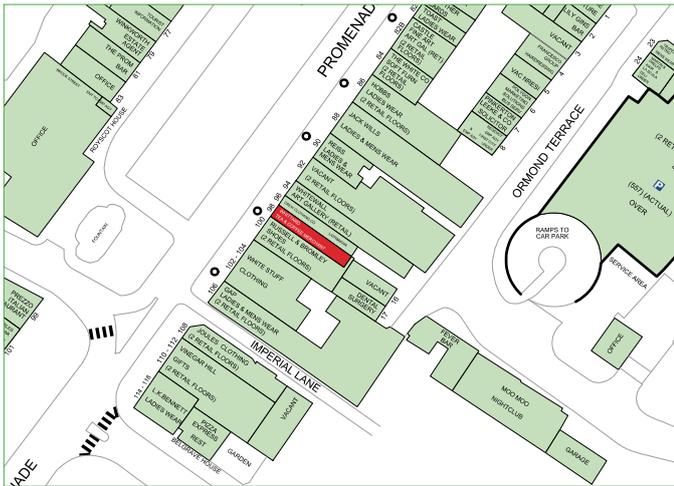
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Location

Very well located retail unit in the sought after, upmarket Promenade alongside Crew Clothing and close to White Stuff, GAP, Russel & Bromley, Reiss, Jack Wills, Hobbs, LK Bennett, Joules Clothing and Whistles.

The Property

Grade II listed retail unit with modern frontage. Internally the tenant, in occupation until recently, will remove fittings, specialist lighting and shelving. The floors will be redecorated.

There is rear access for loading.

Approximate Floor Areas

Ground floor	845 sq ft (inc 345 sq ft rear storage)
Mezzanine	73 sq ft
Basement	248 sq ft

Lease

The premises are offered on a full repairing and insuring lease, at a commencing rental of £68,000pax exclusive of rates.

Viewing

Strictly by appointment with Gerald Eve as sole agents.

Legal Costs

Each party to bear their own costs in the transaction.

VAT

Applicable to rent and service charge payments.

EPC

Available on request.

Contact

Peter Graham

Tel. +44 (0)29 2038 1788
Mobile. +44 (0)7785 390 677

Tom Cater

Tel. +44 (0)29 2038 1868
Mobile. +44 (0)7500 998 695



GERALDEVE
029 2038 8044
geraldve.com

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