



FOR SALE/TO LET

CHELTENHAM- 74 HIGH STREET, GL50 1EG



- Prominent position in close proximity to the John Lewis store.
- Potential for a variety of uses, subject to the necessary planning consents.
- Available freehold with vacant possession.
- 129.78 sq m (1,397 sq ft).

COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT



LOCATION

The property is situated in the pedestrianised area of Cheltenham's High Street, close to its junction with Bath Road. This is a well-established retail location and major occupiers include a Sainsburys Convenience Store, New Look, Argos and Iceland. In addition, there are a number of public houses and cafes in the immediate area.

DESCRIPTION

The property comprises a self-contained retail unit with fully glazed frontage.

The accommodation is arranged over 3 floors and comprises retail and storage on the ground floor; offices, storage, a kitchenette on the first floor with further offices/storage provided at second floor level. WC facilities are provided.

There is an enclosed yard to the rear of the property with shared access to Bath Street.

ACCOMMODATION

(Approximate Net Internal area)

Ground floor	66.42 sq m	715 sq ft
First floor	37.62 sq m	405 sq ft
Second floor	25.73 sq m	277 sq ft
Total	129.78 sq m	1,397 sq ft

RATES

The assessment currently appearing in the Valuation List is as follows:

Rateable value: £18,250
Rate in £ 2020/2021: 0.499

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

PLANNING

Within Class A1 of the Use Classes Order 1987.

TERMS

The property is offered freehold with vacant possession or by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£24,000 per annum exclusive.

PRICE

£295,000.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

The property has an EPC Rating of D-92. Certificate Reference No. 9603-3091-0861-0700-9901.

VIEWING

Simon McKeag sjm@ashproperty.co.uk
Or
Harry Pontifex hjp@ashproperty.co.uk

01242 237274 or 01452 300433

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.