



90 High Street
Cheltenham
GL50 1EG

- Open plan restaurant currently providing 23 covers with scope for more
 - Possible external seating
- Centrally located near to John Lewis within Cheltenham town centre

To Let

ese Medic Centre
puncture

Ground floor

117.12 sq m

(1,261 sq ft)

FALAFEL KING
Vegan & Vegetarian • Delicious & Healthy

FarmHouse
a passion for food

BURGERS - WRAPS - PITTAS
CHIPS - SIDE O

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





90 High Street Cheltenham GL50 1EG

- Open plan restaurant currently providing 23 covers with scope for more
- Possible external seating
- Centrally located near to John Lewis within Cheltenham town centre

Location

Occupying a prominent position, less than 100 metres from the John Lewis department store (opened Oct 2018), the property is found at the East end of

Cheltenham High Street near to the inner ring road system.

Other occupiers nearby include Argos, Subway, Blue Cross Charity Shop, Amplifon, Millets, Iceland and Sainsbury's.



Description

The subject property comprises a mid-terrace three storey property on a pedestrianised part of Cheltenham's High Street. On entering the property through the timber framed glazed shop front, approximately 4.5 metre (14' 9') wide, the ground floor is currently configured with a seating area to the front and a visible serving / cooking area towards the back of the customer seating area. A further kitchen preparation area along with disabled, male and female WC's are found at the rear of the property.

Currently providing 23 covers with scope for more, the ground floor seating area is laid with a wood effect man made floor covering and benefits from electric heating and modern pendant lighting. The kitchen and WC areas are laid with a vinyl floor covering.

First and second floor levels provide ancillary accommodation with night storage heaters, fluorescent tube lighting and wood effect floor coverings.

At the rear of the property is a service yard for deliveries accessed via Bath Street.

Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk



90 High Street Cheltenham GL50 1EG

- Open plan restaurant currently providing 23 covers with scope for more
 - Possible external seating
- Centrally located near to John Lewis within Cheltenham town centre



Accommodation

The approximate net internal areas are as follows:

Ground Floor Sales / Restaurant:	117.12 sq m (1,261 sq ft)
First Floor Ancillary:	20.54 sq m (221 sq ft)
Second Floor Ancillary:	16.24 sq m (175 sq ft)
Total:	153.90 sq m (1,657 sq ft)

Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

Rent

£37,500 per annum exclusive.

Use

The property benefits from Use Class A3 (Restaurants and Cafes). Alternative uses will be considered, subject to planning.



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk



90 High Street
Cheltenham
GL50 1EG

- Open plan restaurant currently providing 23 covers with scope for more
- Possible external seating
- Centrally located near to John Lewis within Cheltenham town centre



Rates

Rateable Value: £24,000

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

Legal Fees

Each party to bear its own legal costs incurred in the transaction.

EPC

The property has an energy rating C (75). A copy of the Energy Performance Certificate can be made available upon request.



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk



90 High Street Cheltenham GL50 1EG

- Open plan restaurant currently providing 23 covers
- Possible external seating
- Centrally located near to John Lewis within Cheltenham town centre

VAT

VAT is payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

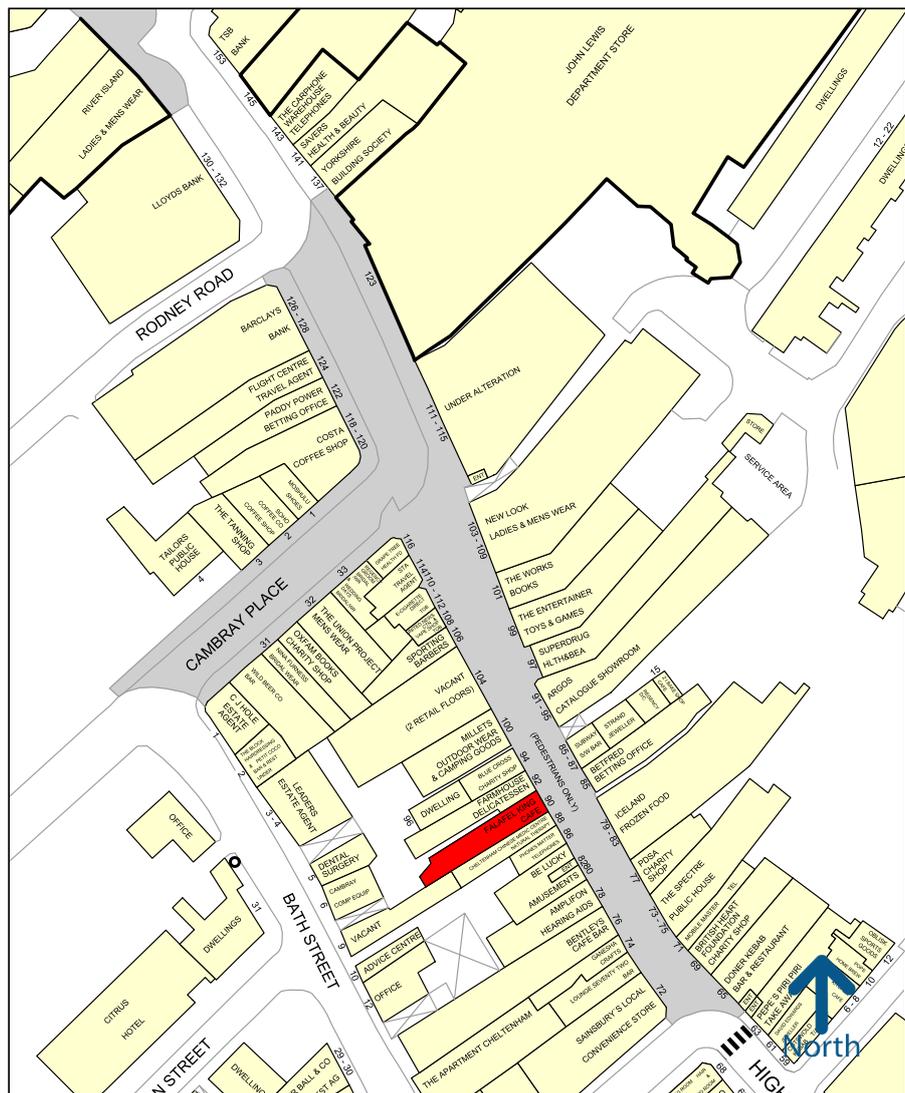
Viewing

By prior appointment with the sole agent KBW.

Ref: 910181



90 High Street, Cheltenham



50 metres

Experian Goad Plan Created: 22/10/2019
Created By: KBW Property



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk