

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, Lush 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	7.2 m
Net Frontage	22.7 sq ft	6.9 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.

Rent

Upon Application.

Service Charge

£2,071.82 + VAT.



Rates

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

Rateable Value	£114,000
UBR(2020/2021)	£0.512
Rates Payable	£58,368

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

Legal Costs

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

EPC

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

Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

Rory Gittins
rory@primeretailproperty.com
020 7016 5345

Richard Criss
richard@primeretailproperty.com
020 7016 5340

Or via or Joint Agents
Robinson Webster
020 7190 9801



