

FOR SALE

High Street/Cambray Place, Cheltenham,
Gloucestershire, GL50 1EG

£950,000

Nearby retailers:

M&S



John Lewis

TESCO



- Prime town centre retail units
- Adjacent to John Lewis
- Well located close to John Lewis Department Store, H&M, Next, Tesco Express and Costa
- Two ground floor retail units with residential long leasehold above

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A GREAT PLACE TO SHOP

Cheltenham is a major regional centre with a shopping population of approx. 250,000 people. The property is located in a prime location on the corner of High Street/Cambray Place. It sits on a pedestrianised section of the High Street and nearby occupiers include M&S, Boots, Vision Express, Pret, Topshop, H&M, River Island, O2, Primark and Next.



Bustling town centre location



Area benefits from variety of big-name retailers



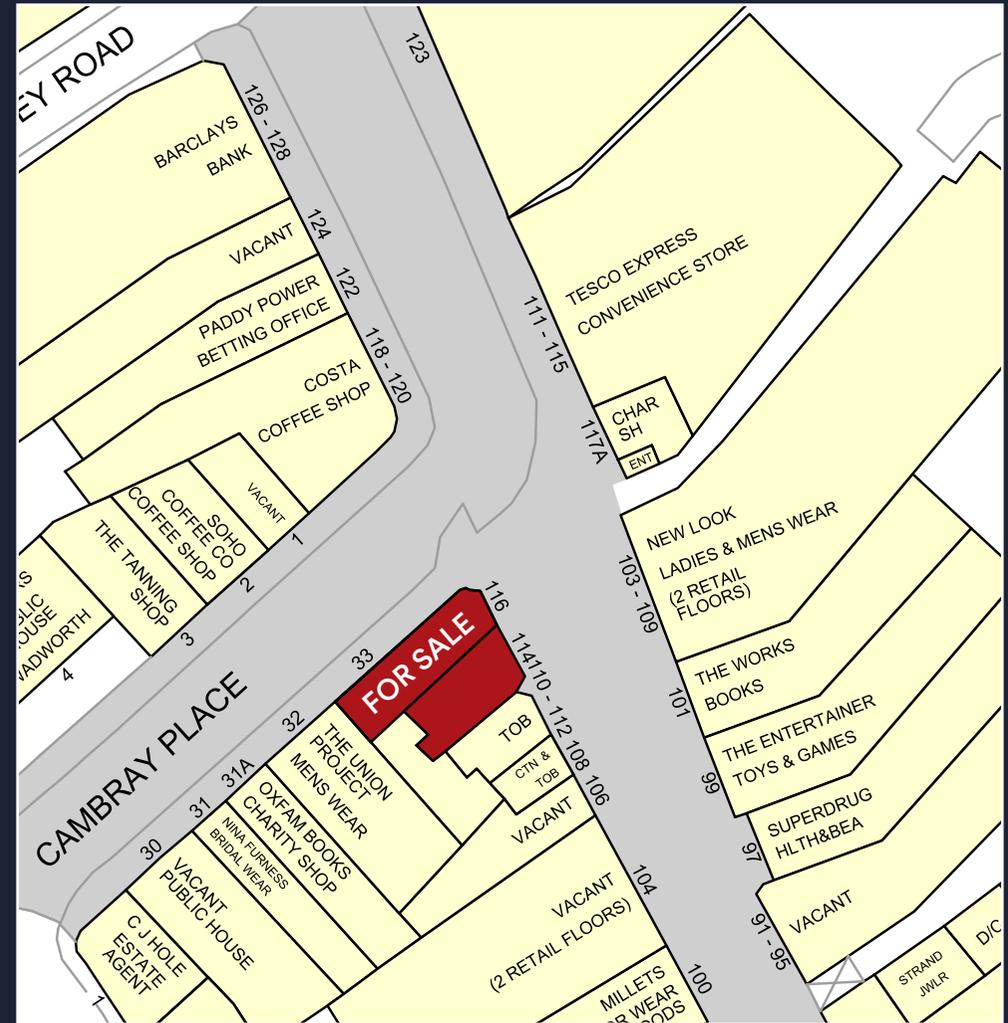
Popular pedestrianised shopping street

GREAT RETAIL OPPORTUNITIES

Description

Cheltenham, a historic and charming regency spa town, lies 38 miles northeast of Bristol and 41 miles south of Birmingham, nestled on the western fringes of the picturesque Cotswolds. The town enjoys excellent road connectivity, situated just east of the M5 motorway (accessible via Junctions 10 and 11) through the A40 and the A4019. Cheltenham Spa Rail Station serves as a vital transportation hub, offering regular services to key destinations such as Bristol Temple Meads, Birmingham New Street, and London Paddington.

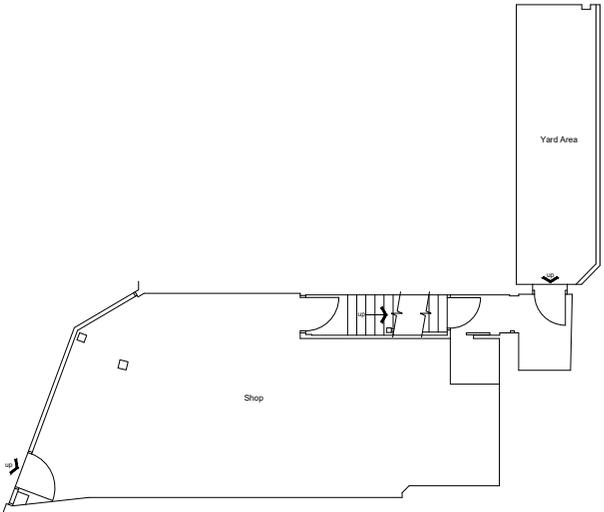
The property occupies a prominent position in the town center, situated on the western side of a pedestrianized stretch of the High Street. Notable neighboring occupiers include John Lewis Department Store, Next, Costa, H&M, Tesco Express, and Barclays, among others. This vibrant commercial environment contributes to the property's appeal and potential.



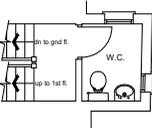
Tenancy Schedule

UNIT	SECTOR		AREA (SQ.FT.)	PASSING RENT (GBP)	START DATE	END DATE	Break
114 High Street	Retail	Jessica's Sweets Cheltenham and Gloucester Limited	1,258	£24,500	12/09/2023	11/09/2028	
Ground Floor & Basement, 116 High Street	Retail	JG Foods Limited.	1,923	£61,000	27/11/2018	26/11/2028	

114 Only

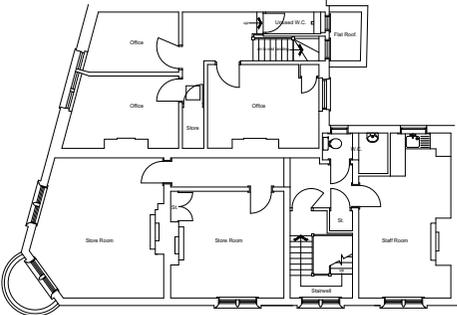


Ground Floor Plan



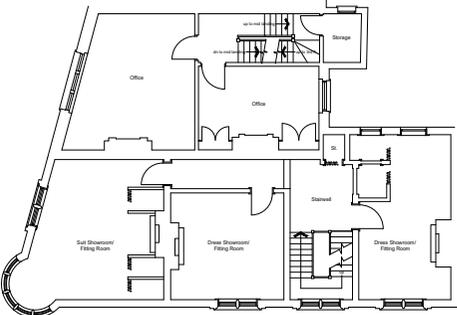
Mid Landing Plan Between Ground & First Floor.

114 & 116 Combined



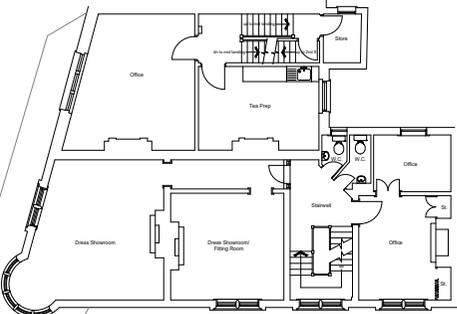
Third Floor Plan

114 & 116 Combined



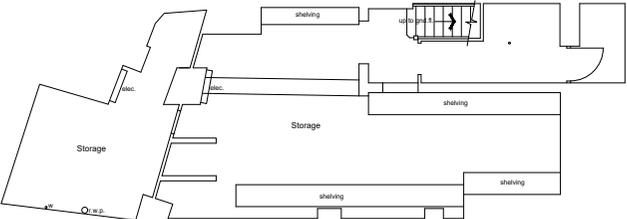
Second Floor Plan

114 & 116 Combined



First Floor Plan

114 Only



Basement Floor Plan

116



Ground Floor Plan



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PROMINENT RETAIL LOCATION

Location - GL50 1EG

The property is situated in Cheltenham, directly on the high street of the town centre. The historic town is renowned for the Cheltenham Festival, 4 days of horseracing culminating in the Gold Cup. The block is situated on the corner of High Street and Cambray Place, and benefits from a popular high street with a variety of retail and leisure offerings.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

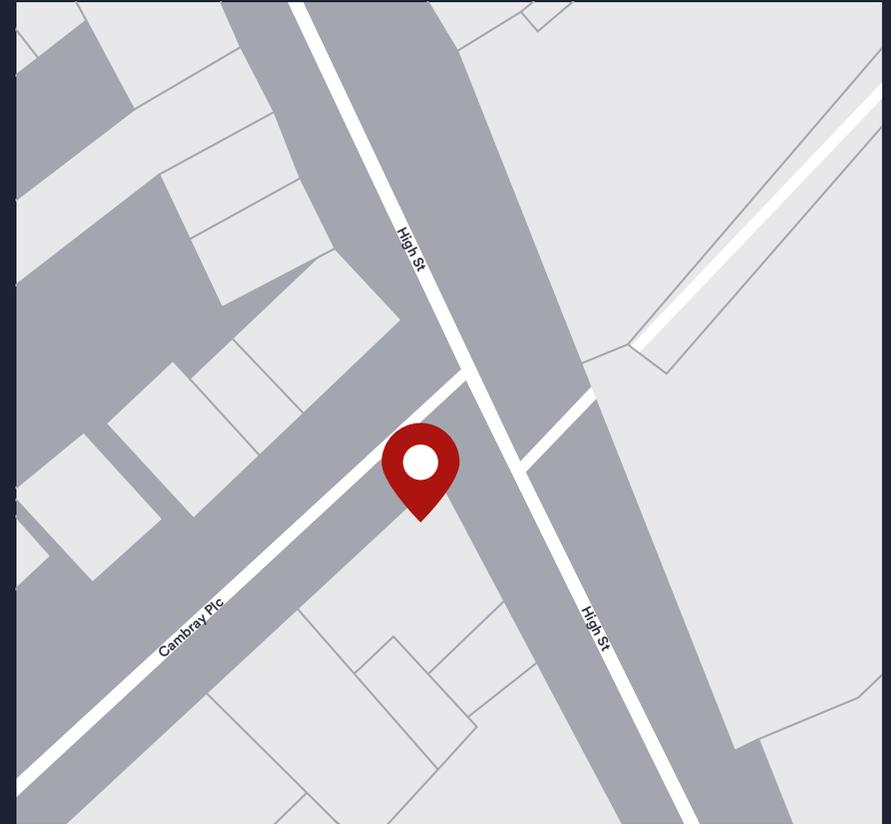
Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

Strictly via prior appointment with the appointed agents:



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*Potential occupiers to make own enquiries to clarify accuracy of data.

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