

1,258 sq.ft
(116.8 sq.m)

TO LET - AVAILABLE IMMEDIATELY

M

UNIT 114 HIGH STREET

/// jolly.fats.rent
Cheltenham
Gloucestershire
GL50 1EG

Local Occupiers Include

PIZZA PAPA JOHN'S

Premier

UNIT 114 HIGH STREET

DESCRIPTION

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 horse racing 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.

The property occupies a prominent position in the town centre, situated on the western side of a pedestrianised stretch of the High Street. Notable neighbouring occupiers include John Lewis Department Store, Next, Costa, H&M, Tesco Express, and Barclays, among others.

PLANNING

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

AREA

1,258 sq.ft (116.872 sq.m)

RENT

Rent £35,000 + VAT.

BUSINESS RATES

Rateable Value: £24,250
Rates Payable (Est): £8,488

SERVICE CHARGE & INSURANCE

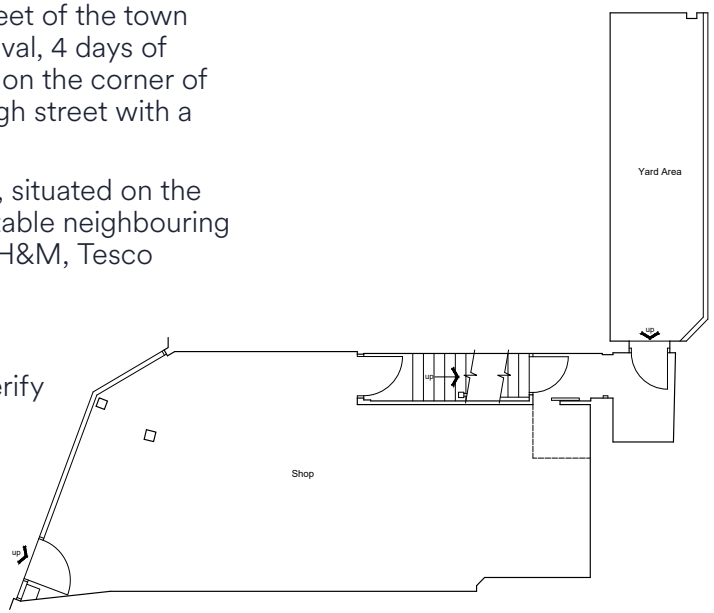
£2,163 + VAT

LEGAL COSTS

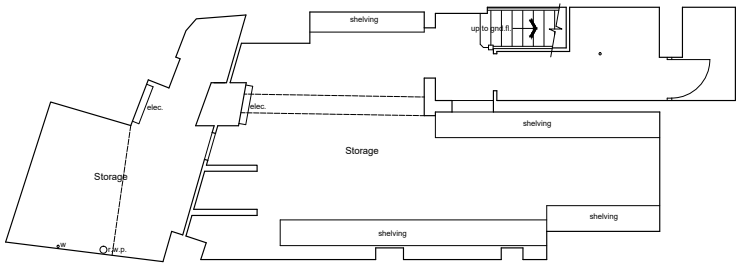
Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



Ground Floor Plan



Basement Floor Plan







UNIT 114 HIGH STREET

SITE PLAN

mcoreproperty.com



Freddie Myatt
01384 400123
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VIEWING
Strictly via private appointment with the appointed agent:

Phoebe Harmer
07516 507 939
phoebe.harmer@brutonknowles.co.uk

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