

# Cheltenham, Rutherford Way

Tewkesbury Road, Swindon Village, GL51 9TU

To Let - Car Dealership Premises

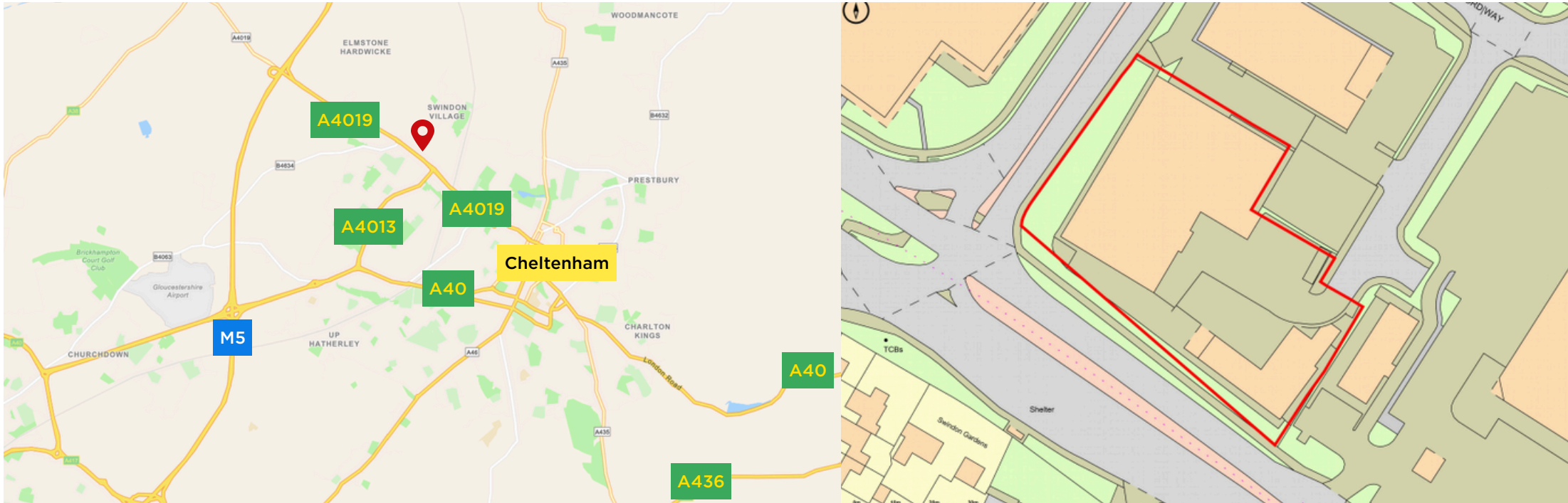


## KEY HIGHLIGHTS

- Located in a prime, high-traffic area at the heart of Cheltenham's out-of-town retail district
- 22,383 sq ft (2,079.47 sq m) on a 1.09 acre site (0.44 hectares)
- 24,459 vehicles passing the site daily
- Excellent visibility fronting Tewkesbury Road (A4019) close to the roundabout junction with Princess Elizabeth Parkway (A4013)
- Vacant possession February 2026
- Leasehold
- Suitable for existing car dealership use or alternative uses



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## LOCATION

Located in a prime, high-traffic area at the heart of Cheltenham's out-of-town retail district, this site benefits from excellent visibility, fronting Tewkesbury Road (A4019) near its junction with Princess Elizabeth Parkway (A4013). Nearby occupiers include Starbucks and Lidl to the east, with Gallagher Shopping Park—home to retailers such as Homesense, Hobbycraft, Pets at Home, and Majestic Wine—situated to the north. Additional nearby amenities include Food Warehouse and a Sainsbury's supermarket, among others.

## DESCRIPTION

The property consists of two distinct buildings. Building 1 serves as a specialist used car dealership. It features a spacious showroom with a ceiling height of 5.27 metres, accommodating up to 13 vehicles. The building also includes ancillary areas and office space distributed across the ground and first floors. To the rear, is a fully equipped vehicle workshop. It offers a working height of 4.88 metres beneath a suspended ceiling and has capacity for up to 11 vehicle ramps. Additionally, it includes a dedicated parts storage area. Building 2, there is a separate L shaped showroom which provides space for 4 cars along with ancillary and office accommodation. Externally both display and customer parking is provided for approximately 54 vehicles. The property sits on a site of 1.09 acres providing a site density of 46%.

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## ACCOMMODATION

The accommodation comprises the following areas:

Building 1	Sq Ft	Sq M		
<b>Ground Floor</b>				
Showroom	6,099	566.61		
Offices and boardroom	858	79.74		
Ancillary	854	79.31		
Parts	1,077	100.03		
Workshop	7,848	729.11		
Tool Store	573	53.27		
<b>First Floor</b>				
Offices and Storage	775	71.99		
<b>External</b>				
Oil Store	211	19.59		
<b>Sub Total GIA</b>	<b>18,295</b>	<b>1,699.65</b>		
			<b>Parking</b>	<b>No. of Spaces</b>
<b>Building 2</b>			Primary Display	11
Showroom	2,860	265.70	Secondary Display	25
Offices	1,228	114.13	Customer	6
<b>Sub Total GIA</b>	<b>4,088</b>	<b>379.82</b>	Service	12
<b>Overall Total GIA</b>	<b>22,383</b>	<b>2,079.47</b>	<b>Total</b>	<b>54</b>

## TERMS

Rent on application.

## EPC

Building 1 - tbc  
Building 2 - B - (29)

## TENURE

Leasehold

## RATEABLE VALUE

Building 1 - £292,500 effective 1<sup>st</sup> April 2026  
Building 2 - £37,250 effective 1<sup>st</sup> April 2026

## VIEWINGS

Viewings to be arranged with the letting agent only, strictly by appointment.

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