

# SHOP TO LET—STAFF ARE UNAWARE

## Cheltenham

169 High Street



### Location

Cheltenham is an affluent spa town in Gloucestershire with a primary catchment population of 247,000 people. The town also attracts a high number of tourists each year for the renowned Cheltenham Festival.

The premises are prominently located in prime pitch adjacent to **Marks & Spencer**. Occupiers in the immediate vicinity include **Pret A Manger**, **Monsoon**, **Vision Express**, **H&M**, **Oasis**, **Next** and the newly opened 115,000 sq ft **John Lewis Department Store**.

### Accommodation

The unit comprises a ground floor sales area with ancillary/storage accommodation at basement, first and second floors. The premises provide the following approximate net internal floor areas:

|                         |     |      |       |       |
|-------------------------|-----|------|-------|-------|
| Ground Floor Sales:     | 151 | sq m | 1,620 | sq ft |
| First Floor Ancillary:  | 137 | sq m | 1,475 | sq ft |
| Second Floor Ancillary: | 66  | sq m | 710   | sq ft |
| Basement Storage:       | 63  | sq m | 678   | sq ft |

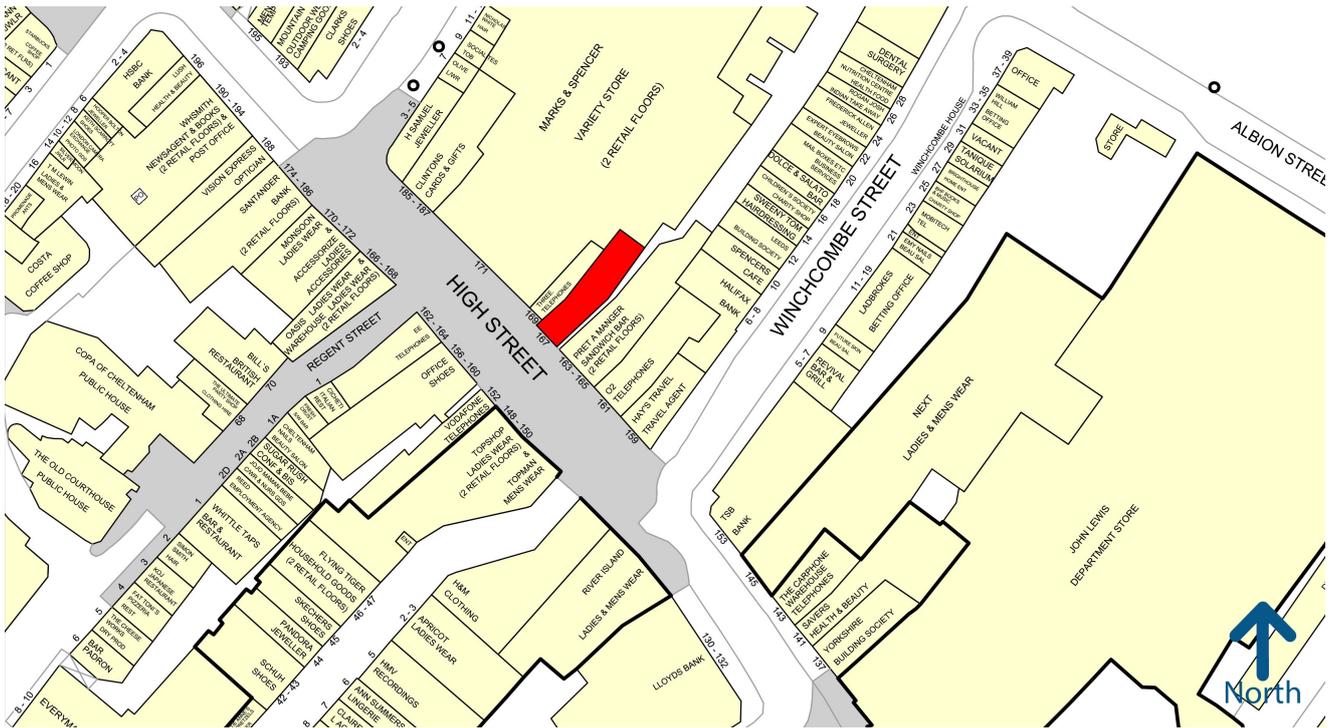
**Rent** **£107,500 per annum exclusive**

### SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

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## Rates

|                     |          |
|---------------------|----------|
| Rateable Value 2017 | £120,000 |
| UBR 2019/20         | 50.4p/£  |
| Rates Payable       | £60,480  |

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Tenure

Available by way of a new full repairing and insuring lease for a term of years subject to an upwards only rent review at the expiration of the fifth year.

## Timing/Availability

Subject to vacant possession, the premises will be available in July 2020.

## EPC

G rating.

It is intended for works to be carried out to the premises following VP to move the rating up to an acceptable and compliant level.

## Viewing & Further Information:

Strictly by prior arrangement only with:

## CONTACT

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