

100% PRIME SHOP TO LET

CHELTENHAM – 185 HIGH STREET, GL50 1DF

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- 100% PRIME PEDESTRIANISED LOCATION
- AVAILABLE SUBJECT TO VACANT POSSESSION

LOCATION

Cheltenham is one of the UK's most attractive retail destinations, with the surrounding affluent population complemented by a significant student population. The strength of these segments of the catchment are demonstrated by recent openings of a **John Lewis** department store, **Urban Outfitters** and **Anthropologie**.

The subject property is located in the centre of the pedestrianised High Street, adjacent to **Marks and Spencer**. The High Street was been boosted by the Autumn 2018 opening of the **John Lewis** department store and re-opening of a newly extended and reconfigured **Next**.

TENURE

The property is available, subject to vacant possession, on a new full repairing and insuring lease for a term to be agreed.

RENT

On application

ACCOMMODATION

The premises provide the following approximate gross internal floor areas:

Ground Floor :	208.87 m ²	2,247 ft ²
First Floor:	203.07 m ²	2,185 ft ²
Second Floor:	50.37 m ²	542 ft ²

RATES

Rateable Value -	£156,000
Multiplier (2019/20) -	50.4p
Rates Payable (19/20)-	£78,624

Interested parties should verify these figures with the Valuation office.

EPC

Rated D

COSTS

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



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne

0117 973 2502

craig@fawcettmead.co.uk

Joint agent, Jackson Criss

Adam Rawcliffe

0207 637 7100

Subject to Contract and Vacant Possession



Experian Goad Plan Created: 28/11/2019
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