

# PRIME CLASS E UNIT TO LET

## Cheltenham - 2 Little Promenade Ormond Place, GL50 1JD

7-8 Conduit Street,  
London W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- **PROMINENT CORNER UNIT**
- **ATTRACTIVE FIRST FLOOR SALES AREA**
- **SUITABLE FOR RETAIL OR RESTAURANT USE**

### LOCATION

The subject property is situated just off of Promenade, home to a variety of aspirational retailers, and just outside of Regent Arcade shopping centre. It is a very prominent corner unit.

There are a host of quality independent operators surrounding, along with national multiples such as **Molten Brown, Moss Bros, Jo Malone, and The White Company.**

The new luxury **Tivoli Cinema**, which will include a bar and restaurant is scheduled to open opposite, within Regent's Arcade.

### RENT

Offers in the region of £80,000 per annum exclusive of rates, service charge and VAT.

### TENURE

Available on a new full repairing and insuring lease for a term to be agreed.

### RATES

Rateable Value            £87,500

Retail, hospitality and leisure occupiers will pay no rates until May 2021.

Rates Payable would otherwise have been £44,800. Interested parties should verify these figures with the Valuation Office.

### ACCOMMODATION

We have measured the following approximate net internal floor areas:-

Ground Floor Sales:	134.01 sq m	1,442 sq ft
First Floor Sales:	80.86 sq m	870 sq ft
Basement Anc:	47.03 sq m	506 sq ft

### COSTS

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



### INSPECTIONS

Viewing is strictly by appointment with:

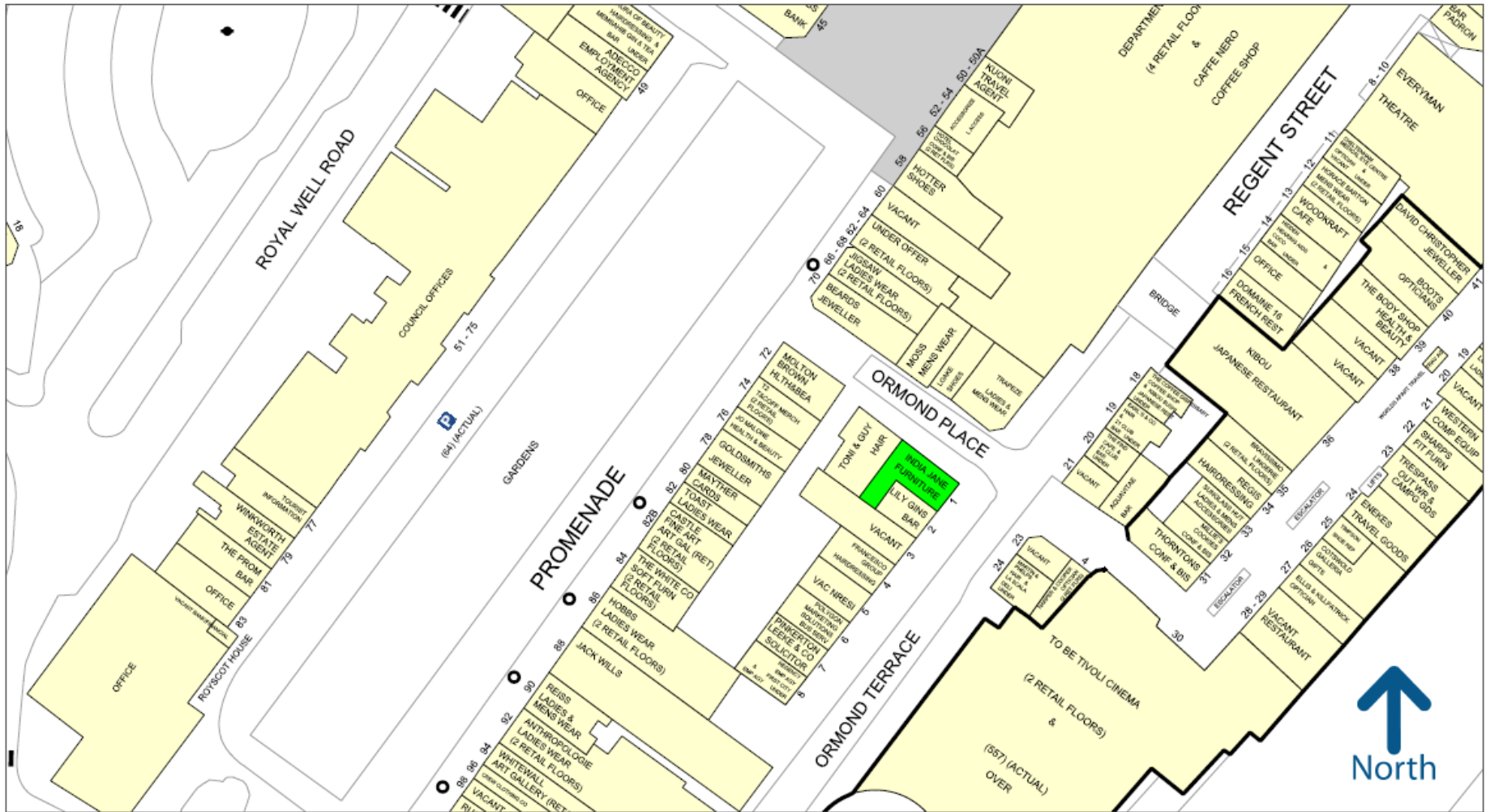
**Craig Cawthorne**

0117 973 2502 / 078 111 41407

[craig@fawcettmead.co.uk](mailto:craig@fawcettmead.co.uk)

Or joint agents, Jackson Criss:  
Adam Rawcliffe 020 7637 7100

**SUBJECT TO CONTRACT**



Experian Goad Plan Created: 23/10/2020  
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