

# PRIME SHOP TO LET

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

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[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- **PROMINENT TRADING POSITION**
- **A1 & A3 USES CONSIDERED**
- **SUBJECT TO VACANT POSSESSION**

### 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 multiple occupiers such as Moss Bros, Jo Malone, Whistles, T2, House of Fraser and Carluccio's.

### RENT

Offers in the region of £95,000 per annum exclusive of rates, service charge and VAT (if applicable).

### TENURE

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

### EPC

An EPC has been requested and will be made available to interested parties.

### RATES

Rateable Value	£87,500
UBR (16/17)	49.7p
Rates Payable	£43,487.50

The draft Rateable Value for 2017 is unchanged at £87,500.

Interested parties should verify these figures with the Local Authority.

### 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

### SPECIFICATION

The premises are handed over in their existing condition.

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

**Vincent Morris**

020 7182 7485

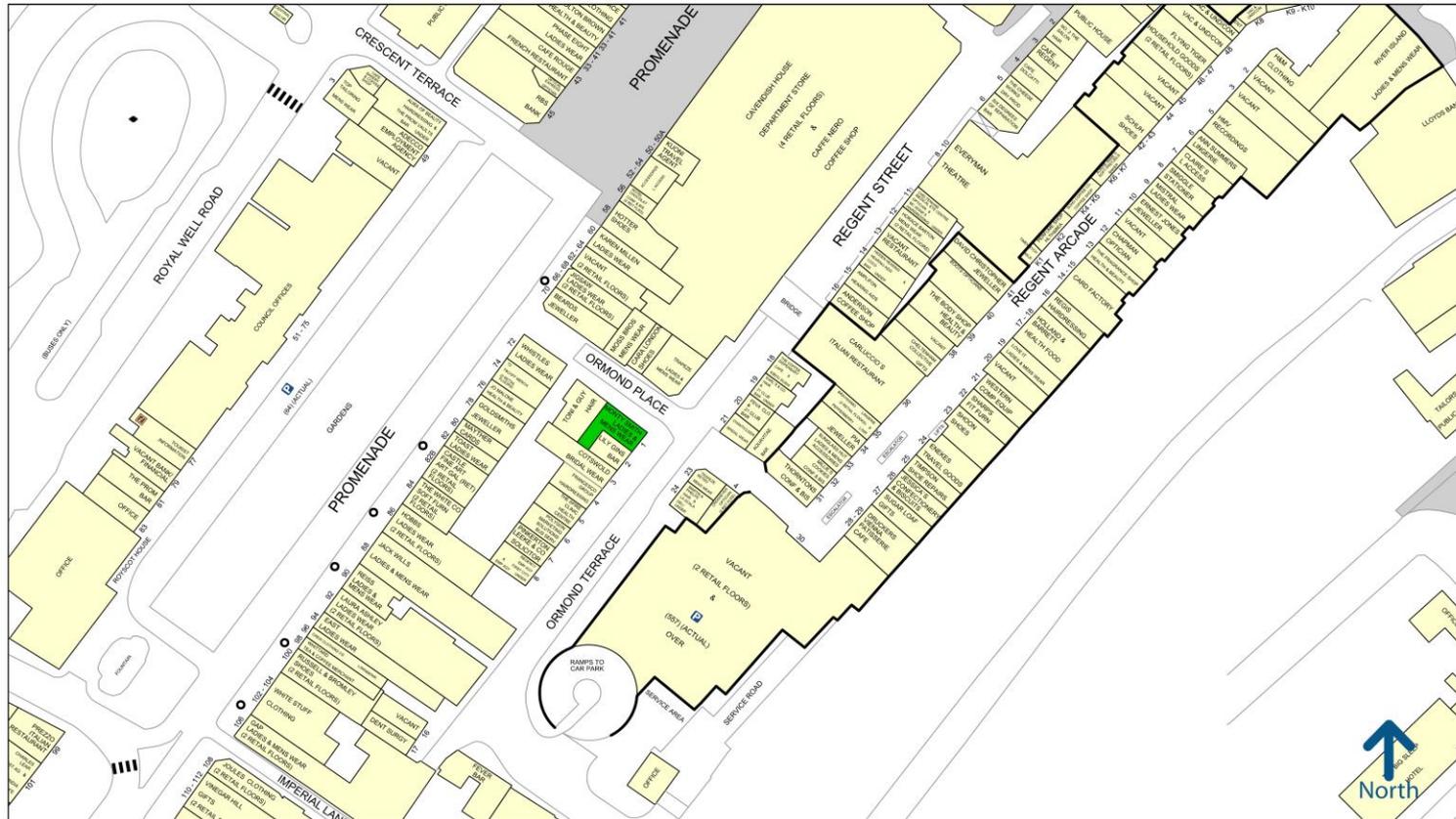
[vincent@fawcettmead.co.uk](mailto:vincent@fawcettmead.co.uk)

Or via our joint agent **Downing Bentley** -  
01242 222369

**SUBJECT TO CONTRACT/VACANT  
POSSESSION**



Cheltenham



Experian Goad Plan Created: 29/03/2017  
Created By: Fawcettmead



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