

Cheltenham - 220 High Street GL50 3HF
Retail Shop to Rent/Business for Sale



BLUE ALPINE

PROPERTY CONSULTANTS



Cheltenham - 220 High Street GL50 3HF

Retail Shop to Rent/Business for Sale



Property Features:

- Comprises ground floor retail shop
- Newly renovated to a high standard
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Available on a new lease assignment until 2032
- Situated in the heart of the town centre with occupiers nearby include McDonalds, Admiral Casino, Nationwide, Taco Bell, Primark and more.

Property Description:

Comprises mid-terrace ground floor shop t/a Bubble Tea and Desert Parlour, providing the following accommodation and dimensions:

Ground Floor: 98 sq m (1,055 sq ft)

Open plan retail, kitchen, storage, wc



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Terms:

Lease Assignment: Available on the following FRI terms:

Premium: £23,000

Term: 10 Years from 3rd February 2022

Rent: £576.92 + VAT per week (PCM: £2,500 + VAT)

Payment Frequency: Quarterly in advance

Rent Review (Open market): 3rd February 2027

Break Option: 2nd February 2027

Service Charge: £2,500 p.a. + VAT

Deposit: £10,000 + VAT (£12,000 Total)

Rateable Value:

Rateable Value - £24,275 p.a.

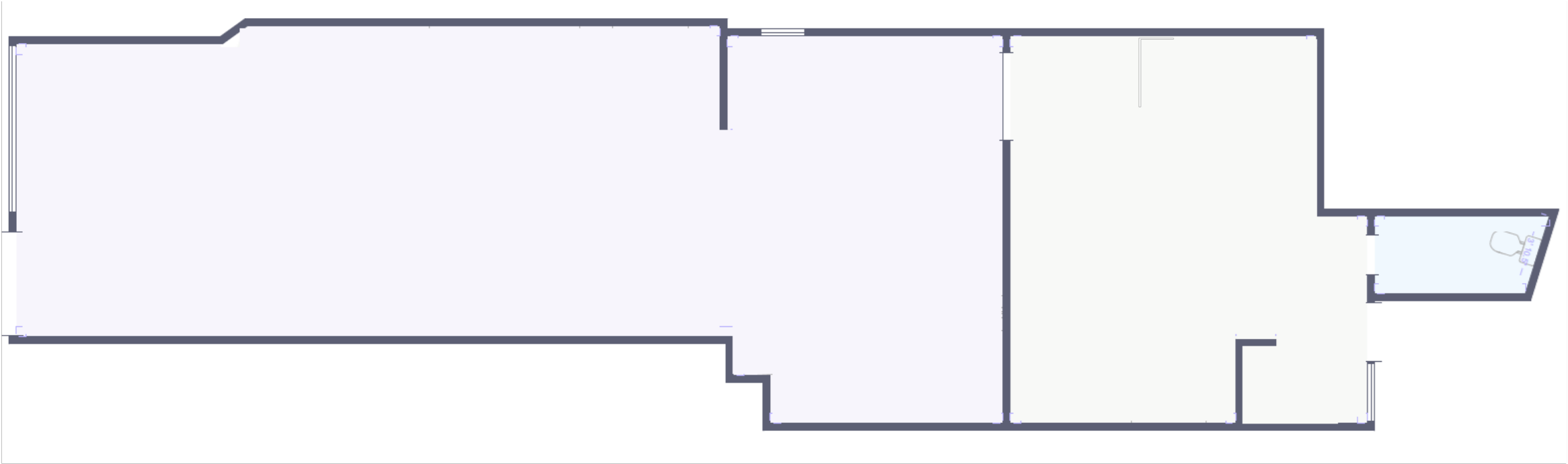
Rates Payable ~ £9,200 p.a.

EPC:

The property benefits from a E Rating. Certificate and further details available on request.



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Ground Floor

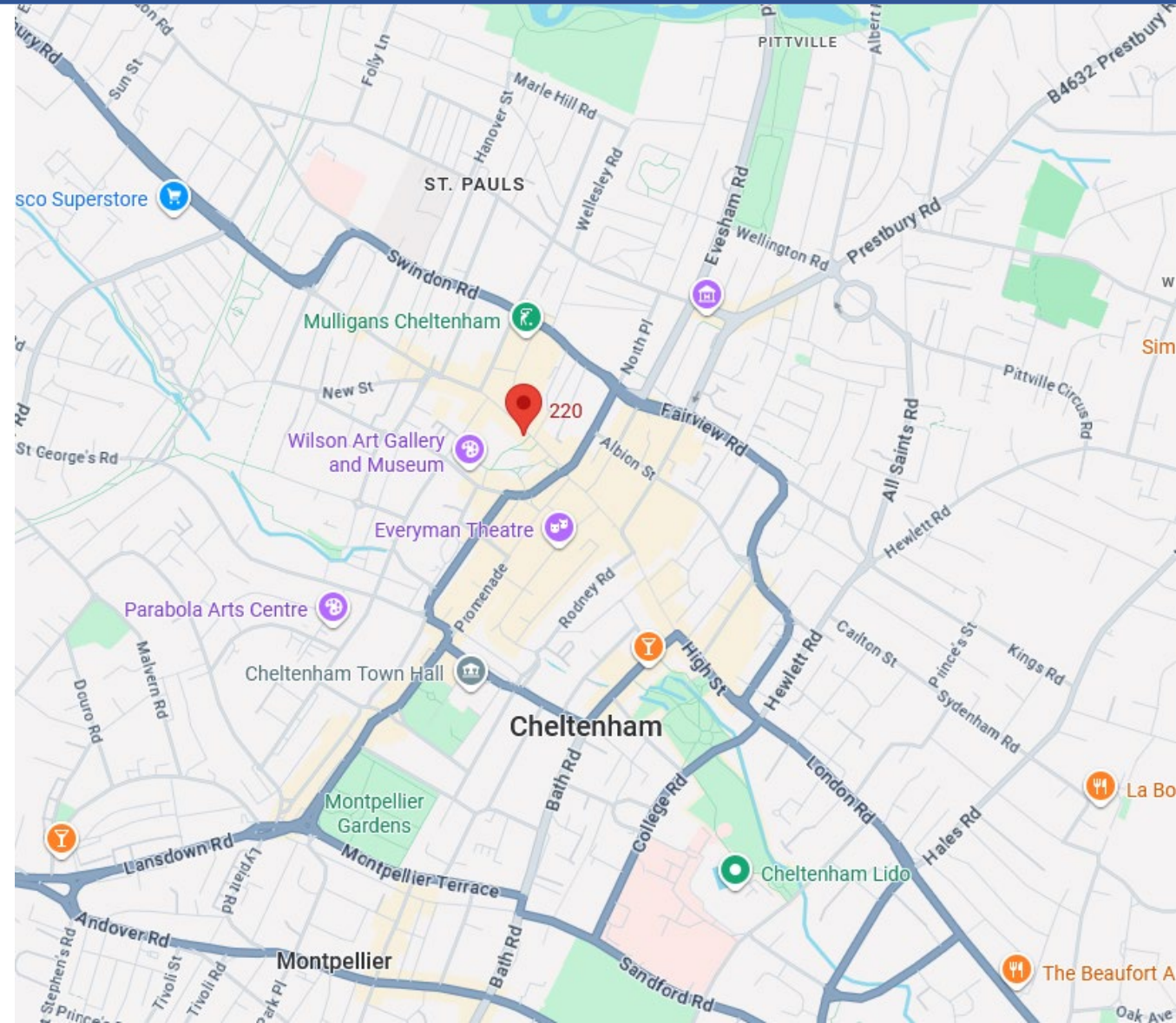
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Location:

Cheltenham is an historic and attractive spa town located in the heart of the Cotswolds, located approximately 8 miles north-east of Gloucester, 21 miles south of Worcester and 38 miles north-west of Oxford. The M5 Motorway lies to the west of the town (accessed via Js 10 & 11) and the A40 provides links to Oxford and the M40. Cheltenham Spa Rail Station provides regular services to Bristol Temple Meads, Birmingham New Street, Cardiff and London Paddington. The property benefits from strong public transport links, with several bus services operating along the High Street and frequent rail services from Cheltenham Spa providing regional and national connectivity. Occupiers nearby include McDonalds, Admiral Casino, Nationwide, Taco Bell, Primark and more.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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