

PRIME CLASS E
OPPORTUNITY
CHELTENHAM
UNIT 2
33-41 PROMENADE

Description

The unit occupies a prominent location on the pedestrianised section of the Promenade. Nearby occupiers include **Oliver Bonas, Fat Face, Franco Manca, White Stuff, Huffkins Bakery** and **Beards Jewellers**.

Please refer to the attached copy of the Street Traders Plan for further details.

Accommodation

The premises are arranged over ground floor only comprising the following areas:

Ground Floor Sales 1,460 sq. ft. (135.63 sq. m)

Lease

The premises are available subject to vacant possession on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£85,000

per annum exclusive.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£66,500
UBR (24/25)	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D90. A full report is available upon request.

Legal Costs

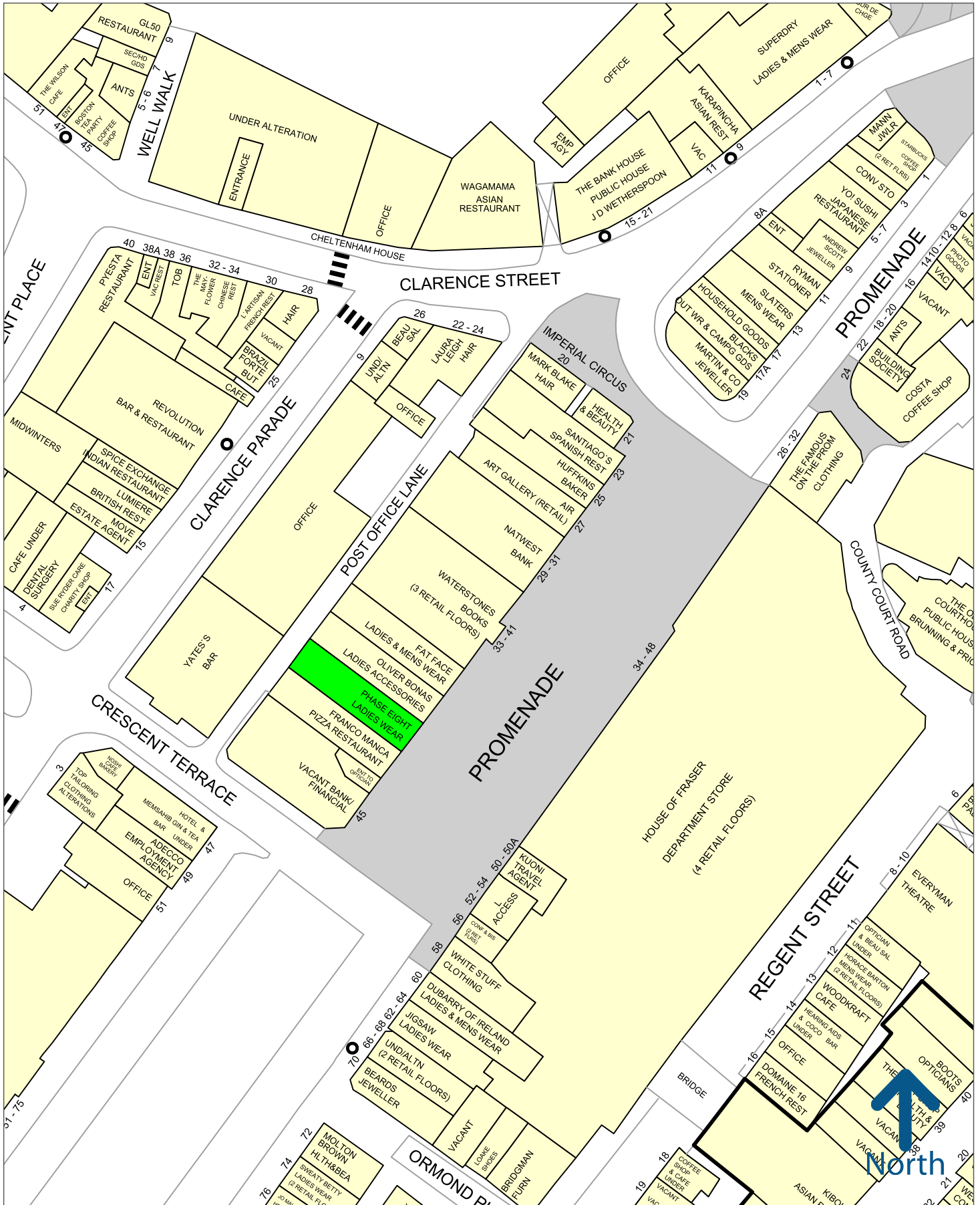
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Subject to vacant possession and strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Subject to Contract



50 metres

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