

UNIT TO LET

CHELTENHAM

GROSVENOR TERRACE

GL52 2SA



Description

The premises are located off the High Street on Grosvenor Terrace, adjacent to Welcome Gym and a 354 space car park. Other retailers within the vicinity include **John Lewis & Partners, The Works, Superdrug and Iceland Foods**. See attached street traders plan.

Accommodation

The property comprises ground and first floors of the following approximate dimensions and net internal floor areas:

Ground Floor Sales	12,924 sq. ft. (1,200.68 sq. m)
Ground Floor Ancillary	4,683 sq. ft. (435.06 sq. m)
First Floor Ancillary	1,447 sq. ft. (134.43 sq. m)
Total	19,054 sq. ft. (1,667.27 sq. m.)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed subject to upward only rent reviews on a 5 yearly basis.

Rent

£110,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £11,880 per annum exclusive.

Business Rates

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

Rateable Value:	£193,000.00
UBR (20/21):	0.512p

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

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

Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 03/02/2020
Created By: Green and Partners



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