### green&partners

## 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 Ground Floor Ancillary First Floor Ancillary Total 12,924 sq. ft. (1,200.68 sq. m) 4,683 sq. ft. (435.06 sq. m) 1,447 sq. ft. (134.43 sq. m) **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



020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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50 metres



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

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