

# CHELTHENHAM

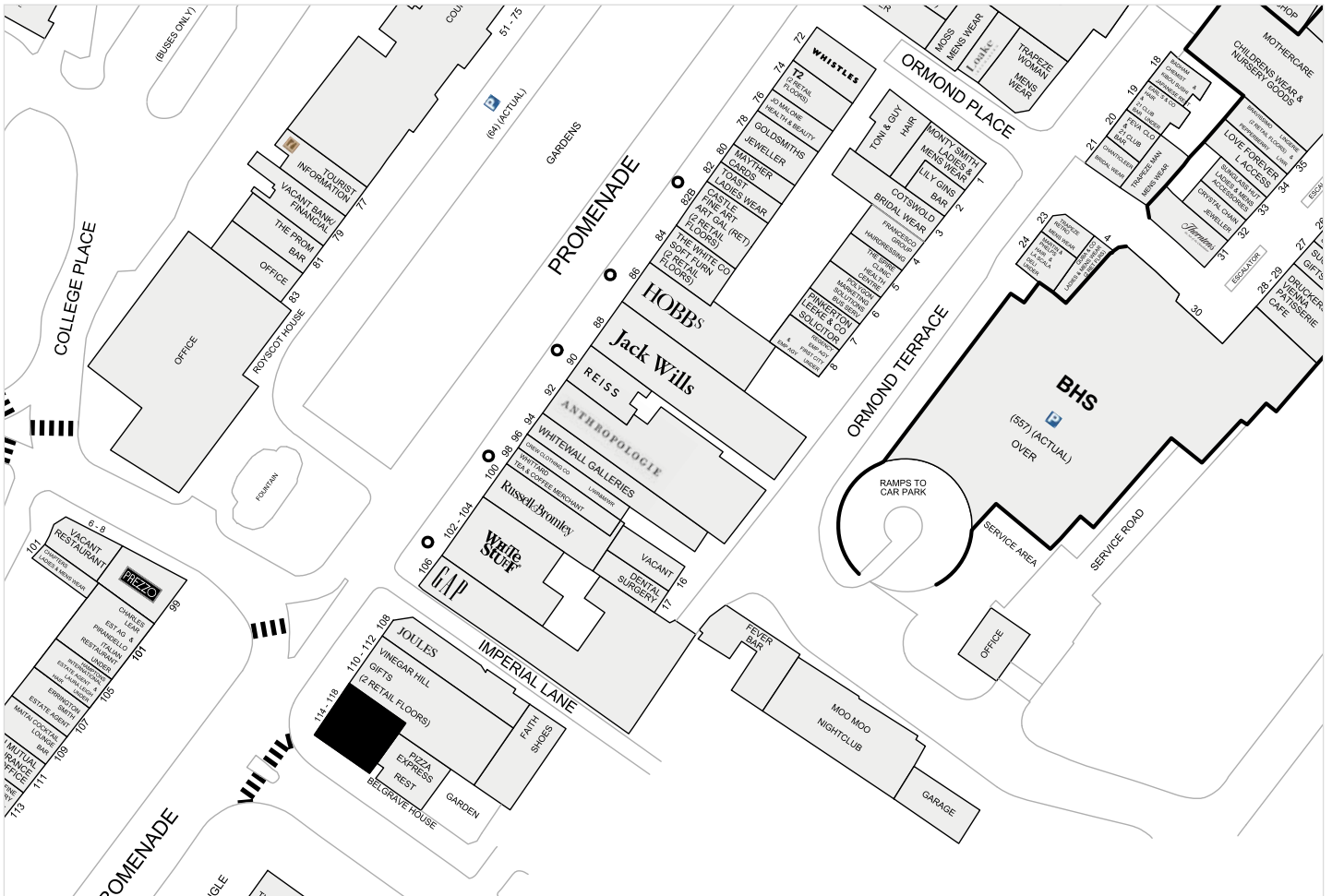
112-118 PROMENADE

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PRIME SHOP TO LET



**GRADE II LISTED CORNER SHOP  
A1 USE - OTHER USES CONSIDERED**



## LOCATION

The premises are located on eastern side of Promenade at the junction with Imperial Square adjacent to Vinegar Hill and Pizza Express. Promenade has evolved into the location of choice in Cheltenham for many of the UK's top fashion and lifestyle retailers with those trading nearby including Joles, Gap, White Stuff, Russell & Bromley, The White Company, Anthropologie, Toast, Crew Clothing, Jack Wills and Reiss amongst others.

## ACCOMMODATION

The property is an attractive Grade II Listed corner shop which is currently arranged as a double fronted premises which can be subdivided as follows:

Gross Frontage	47ft 11ins	14.60 m
Return Frontage	38ft 5ins	11.70 m
Ground Floor Sales	1,489 sq ft	138.33 sq m
Rear Storage	198 sq ft	18.40 sq m
Mezzanine Storage	600 sq ft	55.74 sq m
<b>TOTAL NIA</b>	<b>2,287 sq ft</b>	<b>212.46 sqm</b>

## TENURE

The premises are available on a lease term of 10 or 15 years subject to 5 yearly upward only rent reviews.

## RENT

We have instructions to seek rental offers in the region of £125,000 per annum.

The above rent is exclusive of rates, service charge, insurance and VAT.

## USE

The premises benefit from A1 use however A2 and A3 uses will be considered subject to planning.

## RATES

The Rateable Value for the current configuration is £163,000. Interested parties are advised to verify the rates liability with the local authority or by referring to VOA.gov.uk

## EPC

A copy of the EPC can be provided on request.

## CONTACT

Viewings are strictly by prior appointment through the joint retained agents:



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SUBJECT TO CONTRACT