

# Cheltenham

104 High Street, GL50 1EG.



## PROMINENT RETAIL PREMISES – TO LET CLOSE TO NEW JLP STORE

For further information please contact:  
**Dan Walker BA (Hons) MRICS**  
T: 020 3883 9024  
M: 07967 697917  
E: [dwalker@twkeil.com](mailto:dwalker@twkeil.com)  
Or Joint Agent GCW.



# Cheltenham, 104 High Street, GL50 1EG

## Location

The property is located in a prominent location on Cheltenham High Street near to the planned JLP department store which is due to open in Autumn 2018. The premises benefits from strong pedestrian flows with nearby retailers including Next, Newlook, Superdrug and Costa coffee.

## Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

## Accommodation

The property comprises the following approximate dimensions and net internal areas:

Shop Frontage	57ft 11"	15.82m
Internal Width:	49ft 2"	14.99m
Shop Depth:	101ft 9"	31.02m
Ground Floor:	4,469 sq ft	415.18m <sup>2</sup>
First Floor:	3,399sq ft	315.77m <sup>2</sup>

\*The property has the potential to be split into two retail units. Further details on request.

## Rent

£150,000 pax



## Rates 2020/21

UBR (2020/2021) 51.2p

Rateable Value £132,000

Rates payable may be subject to transitional relief. Interested parties are requested to make their own enquiries with the local authority.

## EPC

An Energy Performance Certificate for the property is available on request.

## Legal Costs

Each party to bear their own legal costs



Experian Goad Plan Created: 28/04/2020  
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