

1,258 sq.ft
(116.8 sq.m)



TO LET - AVAILABLE IMMEDIATELY

M

UNIT 114 HIGH STREET

/sin.awards.jams
Woolwell Local
Plymouth, Devon
PL6 7JW

Local Occupiers Include



Premier

DESCRIPTION

The property is situated in Cheltenham, directly on the high street of the town centre. The historic town is renowned for the Cheltenham Festival, 4 days of horse racing culminating in the Gold Cup. The block is situated on the corner of High Street and Cambray Place, and benefits from a popular high street with a variety of retail and leisure offerings.

The property occupies a prominent position in the town centre, situated on the western side of a pedestrianized stretch of the High Street. Notable neighbouring occupiers include John Lewis Department Store, Next, Costa, H&M, Tesco Express, and Barclays, among others.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

AREA

1,258 sq.ft (116.872 sq.m)

RENT

Rent £35,000 + VAT.

BUSINESS RATES

Rateable Value: £24,250

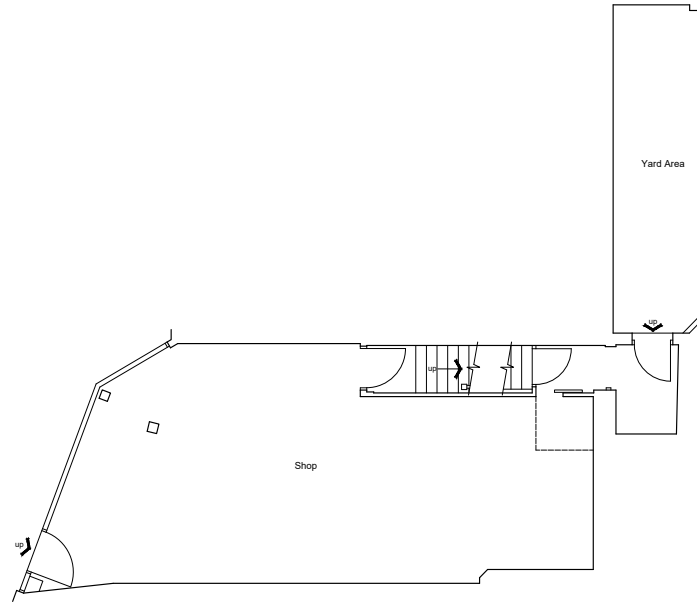
Rates Payable (Est): £8,488

SERVICE CHARGE & INSURANCE

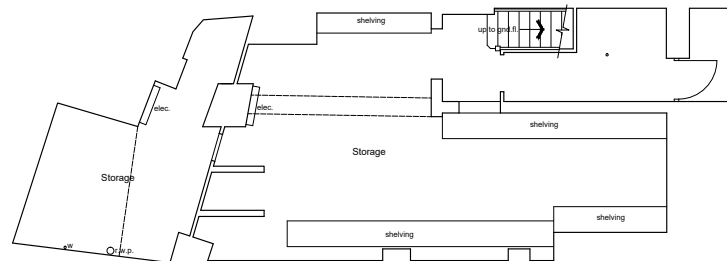
£2,163 + VAT

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



Ground Floor Plan



Basement Floor Plan



UNIT 114 HIGH STREET

SITE PLAN



George Watson

07423 662 487
GWatson@lcpproperties.co.uk

VIEWING

Strictly via private appointment
with the appointed agents:



Phoebe Harmer

07516 507 939
phoebe.harmer@brutonknowles.co.uk



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