

33-41 THE PROMENADE, CHELTENHAM GL50 1LE

PROMINENT HIGH STREET RESTAURANT UNIT AVAILABLE IN CENTRAL CHELTENHAM



green
& partners

savills



skn

WARNING
OHS

JEWELBAG

JEWELBAG

HIGHLIGHTS INCLUDE:

- Leasehold Restaurant
- Located in a High footfall location fronting The Promenade in the central Cheltenham
- Short distance from Regent Arcade Shopping Centre
- Property arranged over ground, first and second floors extending to 5,845 Sq Ft (544 Sq M)
- Grade II Listed
- External trade terrace at 1st Floor for 28 customers
- Guide Rent: £115,000 per annum

LOCATION

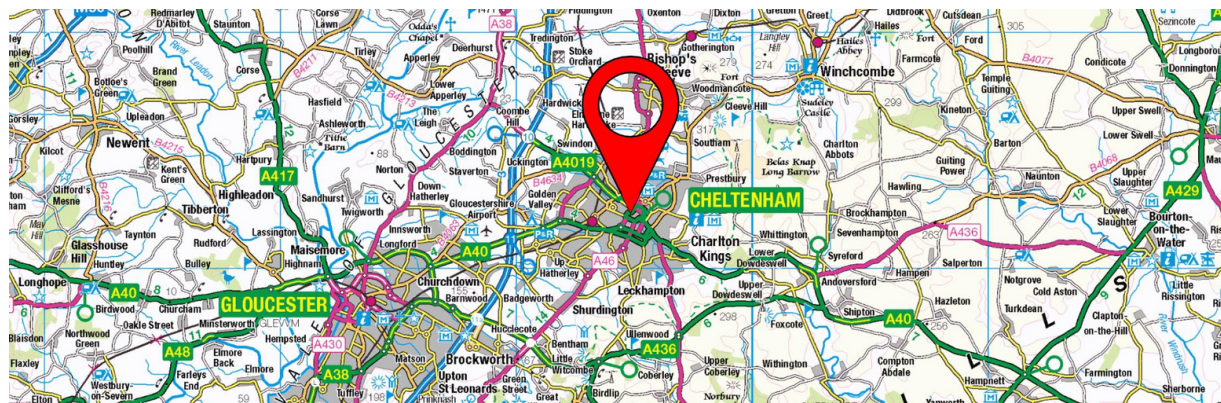
Located in central Cheltenham in the county of Gloucestershire, 10.0 miles (16.0 kilometres) north east of Gloucester and 41.0 miles (66.0 kilometres) south of Birmingham.

The property fronts onto The Promenade, an attractive pedestrianized thoroughfare in the heart of Cheltenham. The nearby 215,000 sq ft Regent Arcade Shopping Centre which houses notable retail occupiers such as H&M, Decathlon, T K Maxx and Ernest Jones Nearby as well as leisure operators including SOHO Coffee Co, Kibou and Tivoli (part of Everyman Cinemas).

Cheltenham Spa train station is located 1.2 miles west of the property and provides national rail services to London Paddington in 1 hour and 56 minutes and Bristol in 39 minutes.

DESCRIPTION

The property comprises a three storey mid-terrace building with stone elevations beneath a flat roof.



LINKS

GOOGLE STREET VIEW



BIRDS EYE VIEW



ACCOMMODATION

Ground Floor

The ground floor provides an open plan dining area, adjoining pizza oven and prep area. Ancillary areas include disabled toilets, bottle store and cold room.

First Floor

The first floor is accessed via an internal staircase and provides an additional trading area with a central bar servery. Externally, there is a terrace overlooking the Promenade which provides an additional customer trading area. Ancillary areas include a trade kitchen, Gents and Ladies WC's and a store located to the rear.

Second Floor

The second floor is accessed via a rear stair case and provides staff areas including changing facilities, Gents and Ladies WC's, a managers office and three storage room as well as a boiler and plant room.

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol daily between 10am and 12am.

TENURE

The property is held freehold (Title Number SY399197).

TERMS

Rental offers are invited in excess of £115,000 per annum for a new lease of the entire property on terms to be negotiated.



Number	Occupier
1.	33-41 The Promenade
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	



APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal areas:

Description	Sq M	Sq Ft
Ground Floor	152	1,633
First Floor	281	3,020
Second Floor	111	1,192
Total	544	5,845

PLANNING

The property is Grade II Listed and is it not situated within the Central (Cheltenham) Conservation Area. The property is also located within Flood Zone 3.

EPC

B-41

RATEABLE VALUE

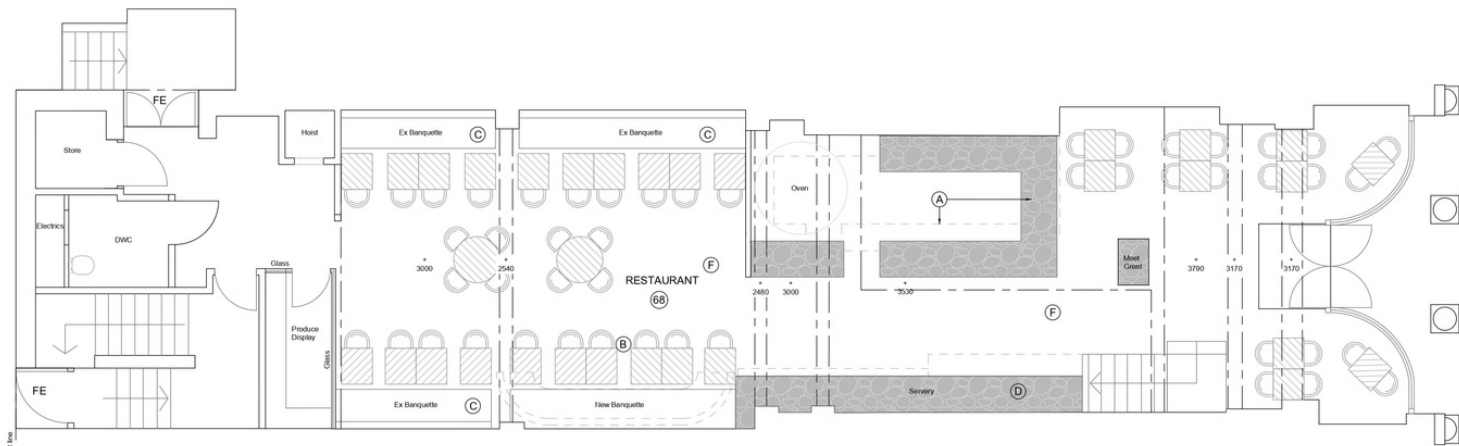
2026 - £123,000.

MONEY LAUNDERING

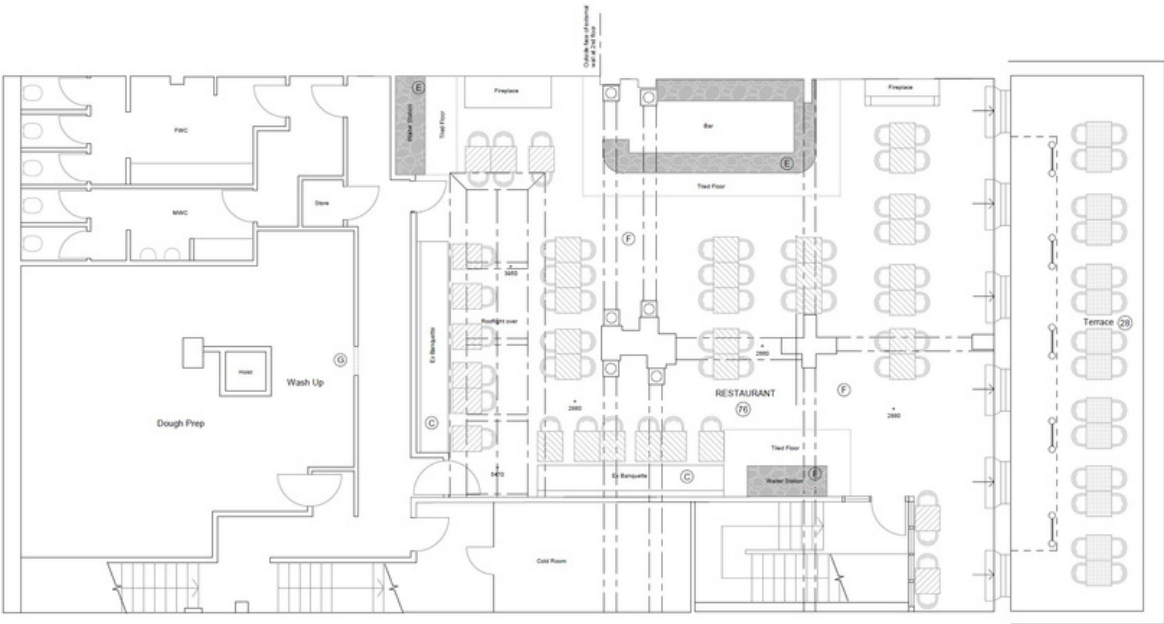
Prospective tenants will need to provide proof of identity and residence as part of Savills / Green & Partners mandatory anti money laundering checks.



FLOOR PLANS



Ground Floor



First Floor



33-41 THE PROMENADE, CHELTENHAM GL50 1LE

VIEWINGS

All viewings must be arranged strictly by appointment with either Savills or Green & Partners as the restaurant is now closed.

CONTACT



Stuart Stares

07807 999 841

sstares@savills.com

Jack Phillips

07866 203 540

jack.phillips@savills.com



Mike Willoughby

07810 480 291

mike.willoughby@greenpartners.co.uk

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | September 2026

