



TO LET

CHELTENHAM – FIRST FLOOR 82 - 84 HIGH STREET, GL50 1EG



- Self-Contained Retail Premises with own street entrance and roller shutter security door.
- May suit a range of uses subject to the necessary consents being obtained such as Offices, Consultancy Rooms and Studio Space.
- Partly fitted as Hairdressing Salon.
- 83.65 sq m (900 sq ft).

COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT

LOCATION

The property is situated within the centre of Cheltenham to the East end of the High Street within the Strand pedestrianised area opposite Iceland Frozen Foods. Other occupiers within the immediate vicinity include Subway, Sainsburys local and Superdrug. The area enjoys excellent passing footfall in front of the property.

There are excellent road communications with the M5 motorway lying on the Western fringes of the town and the main A40 road providing access to the West Country, Oxford and London to the East

DESCRIPTION

The first-floor accommodation is approached from street level via a fully glazed aluminium framed entrance door with fitted roller shutter, leading to a hallway and staircase to first floor landing with doors on either side giving access to two larger rooms. There is further access to a WC off the hallway. The larger of the two room gives access to mezzanine kitchen and WC.

The premises benefit from new LED lighting, night storage heater and good natural lighting with large sash windows to the front and rear of each room.

ACCOMMODATION

(Approximate Net Internal area)

Room 1 (Former Salon)	42.32 sq m	455 sq ft
Room 2	34.34 sq m	370 sq ft
Kitchen	6.99 sq m	75 sq ft
Total	83.65 sq m	900 sq ft

PLANNING

The property has consent for use as offices which fall within Class A1 of the Use Classes Order 1987. The premises may suit a range of uses subject to the necessary consents being obtained.

RATES

The Ratable Value appearing on the Valuation Office Agency website is as follows:

Ratable Value:	£4,900
Rate in £ 2019/2020:	0.499

TERM

New lease is available for a multiple term of 3 years, subject to upward rent reviews at three yearly intervals.

RENT

Year 1 : £10,000 p.a.

Year 2 : £11,000 p.a.

Year 3 : £12,000 p.a.

Rent is payable quarterly exclusive of rates.

SERVICE CHARGE

A Service Charge is levied to recover 25% of the cost of the landlord maintaining the exterior of the property and the landlord's building insurance.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

The property has an EPC Rating of E-111. Certificate Ref No: 0210-0131-2850-2792-1002.

VIEWING

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ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
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5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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