

CHELTENHAM

TEWKESBURY ROAD, SWINDON VILLAGE, GL51 9TU



ALL ENQUIRIES





HIGHLIGHTS



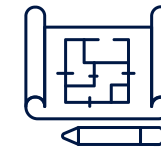
Located in a prime, high-traffic area at the heart of Cheltenham's out-of-town retail district, just 1.7 miles from the town centre



22,383 sq ft (2,079.47 sq m) on a 1.09 acre site (0.44 hectares)



Excellent visibility fronting Tewkesbury Road (A4019) close to the roundabout junction with Princess Elizabeth Parkway (A4013)



Suitable for alternative uses, subject to planning permission



24,459 vehicles passing the site daily



Vacant possession

The property comprises two buildings providing showroom, workshop and office accommodation.

Building 1 offers a large showroom with a 5.27m ceiling height and capacity for up to 13 vehicles, together with ancillary and office space. To the rear is a warehouse/workshop with a working height of 4.88m, capable of accommodating up to 11 vehicle ramps, plus dedicated parts storage.

Building 2 provides a separate L-shaped showroom for up to 4 vehicles with additional ancillary and office space.

Externally, there is forecourt display and customer parking for approximately 54 vehicles. The site extends to 1.09 acres reflecting a site density of 46%.

LOCATION

Cheltenham is an affluent and highly desirable town, widely regarded as one of the UK's premier residential and commercial locations. The town is undergoing significant investment and growth, underpinned by major regeneration initiatives including the £1bn Golden Valley Development, the nearby Elm Park strategic development and the £290m upgrade to J10 of the M5 which will improve connectivity and access to the west of Cheltenham.

The subject property is strategically located within Cheltenham's established out-of-town retail and automotive corridor, benefiting from a prominent position fronting Tewkesbury Road (A4019), close to its junction with Princess Elizabeth Way (A4013). The site offers excellent visibility and accessibility, with strong passing traffic flows.

Nearby occupiers include Lidl and Starbucks, with Gallagher Shopping Park, home to a range of national retailers such as Homesense, Hobbycraft, Pets at Home and Majestic Wine, located immediately to the north. Additional amenities, including Sainsbury's and The Food Warehouse, are also in close proximity.



Cheltenham, Tewkesbury Road, Swindon Village, GL51 9TU

next

Pets at Home hobby craft

Boots

dfs

HOME SENSE SPORTS DIRECT

COSTA COFFEE

Majestic



ACCOMMODATION

The accommodation comprises the following areas:

Building 1	Sq Ft	Sq M
Ground Floor		
Showroom	6,099	566.61
Offices and Ancillary	1,712	159.05
Warehouse	9,498	882.41
First Floor		
Offices and Storage	775	71.99
External		
Storage	211	19.59
Sub Total GIA	18,295	1,699.65
Building 2		
Showroom	2,860	265.70
Offices	1,228	114.13
Sub Total GIA	4,088	379.82
Overall Total GIA	22,383	2,079.47

Parking	No. of Spaces
Primary Display	11
Secondary Display	25
Customer	6
Service	12
Total	54

TERMS

Rent on application.

EPC

Building 1: TBC
Building 2: B - (29)

VIEWINGS

Viewings to be arranged with the letting agent only, strictly by appointment.

TENURE

Leasehold

RATEABLE VALUE

Building 1: £292,500 effective 1st April 2026
Building 2: £37,250 effective 1st April 2026



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