

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**1 PRESTBURY ROAD
CHELTENHAM GL52 2PN**



TO LET
Ground Floor Shop
Well Presented
Fully Refurbished to a High Standard
Rent £12,750PA
New Lease as of 1st August 2026
No Food Uses



12 Rodney Road, Cheltenham GL50 1JJ
Tel: 01242 512299 Fax: 01242 518989

LOCATION The premises can be located approximately half a mile to the North of Cheltenham Town Centre, located in Prestbury Road which leads on from Winchcombe Street.

DESCRIPTION The premises consist of a ground floor shop with double frontage to Prestbury Road with a rear office, kitchen area and WC. The property is presented to a very high specification.

ACCOMMODATION

Ground Floor Shop	4.55m x 7.8m(max) = 35.53 Sq M
Rear Office	3.58m x 2.69m = 9.63 Sq M
Kitchen with New Dishwasher	1.64m x 5.70m = 9.38 Sq M
Rear Store	1.57m x 1.32m = 2.07 Sq M
Rear W/C	2.28M X 1.08M = 2.46 Sq M
Total Ground Floor Area	57.23 Sq. M (616 Sq. ft)

SERVICES: Mains electricity, water and drainage are connected to the premises.

EPC – 37B (Ex Sept 2029) Rateable Value £7900 (2026) £0 payable with Small Business rates relief

TO LET The Ground Floor is available TO LET on a new IRI Lease as of the 1st August 2026 at a rent of £12,750pa. A deposit would be held by the landlord. No Food Uses accepted.



Please Note:

MISREPRESENTATION ACT: These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND: None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

VALUE ADDED TAX: V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.