



110-112 High Street Cheltenham, GL50 1EN

- Ground floor, basement and upper floors of a centrally located property
- Located on Cheltenham's High Street, near John Lewis
- Could suit a variety of uses including retail or clinic use (stp)

To Let

Approx

112.2 sq m

(1,315 sq ft)



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





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Location

With a population of around 120,000, Cheltenham is an important regional shopping location serving an extensive catchment area. The town is renowned for its range and quality of shopping and the various festivals and important race meetings which attract many visitors throughout the year.

The subject property occupies a position on Cheltenham's High Street. Nearby occupiers include John Lewis, Grape Tree, Superdrug, Roxy Lanes, Costa & Next.

[what3words ///sits.arch.farm](http://what3words.com///sits.arch.farm)



Description

The premises comprises of ground, first, second and third floors along with the basement of a mid-terrace property. Access to the property is via a single inset door in a fully glazed frontage.

Internally, the ground floor provides retail space with a rear partitioned area which leads to the door for the upper floors and basement. The first floor comprises of 2x rooms. The second floor also has 2x rooms with the rear room containing a small kitchenette. The third floor comprises of 3 x individual rooms. there are 2x WC's in the property.



The upper floors could provide space for treatment rooms/clinic use (subject to any necessary consents and planning)

Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

Rent

£24,000 per annum exclusive.

Legal Costs

Each party to bear its own legal costs incurred in the transaction.

EPC

E (118).
Copy of the full report available upon request.

VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves

Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

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Accommodation

The approximate dimensions and Net Internal Areas (NIA) are as follows:

Ground floor:	38.7 sq m	(417 sq ft)
First floor:	26.2 sq m	(282 sq ft)
Second floor:	15.9 sq m	(171 sq ft)
Third floor:	23.2 sq m	(250 sq ft)
Basement	18.2 sq ft	(196 sq ft)
Total:	122.2 sq m	(1,315 sq ft)

as to the VAT position by taking appropriate professional advice.

the current rates payable & any relief available.

Rates

Rateable Value: £16,000

Rateable Value from April 2026: £16,750

Please note that this is not the amount payable, a proportion of this amount is liable to be paid.

The above information was obtained from the Valuation Office website. For more information, interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify

Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.

Viewings

By prior appointment with the sole agent KBW.

REF:623091



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Cheltenham (Cheltenham Updated 16062025)

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