



8 Promenade  
Cheltenham  
GL50 1LR

- Uniquely available property occupied for over 40 years by established shoe retailer in the heart of Cheltenham's Promenade
- Appealing and useable accommodation over four floors

Shop  
To Let

Sales area  
63.07 sq m  
(679 sq ft)



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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 prime position on the Promenade; Cheltenham's famous shopping street which connects the High Street to Montpellier. Nearby occupiers include HSBC, Boots, Starbucks, London

Camera Exchange, Lakeland, Primark as well as many other national and independent retailers.

## Description

The property comprises a three storey Grade II listed period building with a basement. The premises provide ground and first floor sales areas and ancillary basement and second floor accommodation.

The property had been occupied by Keith Scarrott shoe retailer for over 40 years and provides a unique opportunity for an incoming tenant to benefit from the established location.



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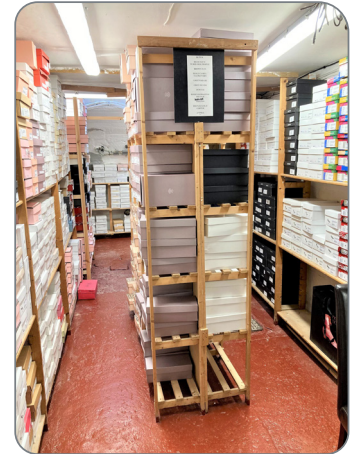
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## Accommodation

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

Internal Width:	3.01 m
Shop Depth:	8.31 m
Ground Floor Retail:	27.03 sq m (291 sq ft)
Basement Store:	18.47 sq m (199 sq ft)
Basement Kitchen:	3.71 sq m (40 sq ft)
First Floor Retail:	36.04 sq m (388 sq ft)
Second Floor Store:	36.75 sq m (396 sq ft)
<b>Total:</b>	<b>122 sq m (1,314 sq ft)</b>



## 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

On application.

## Legal Costs

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

## Rates

Current Rateable Value: £34,500

Draft Rateable Value (2023): £22,500

The above information was obtained from the Valuation Office and Council Tax website. Interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.



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## EPC

The building is listed and qualifies for exemption.

## 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 as to the VAT position by taking appropriate professional advice.

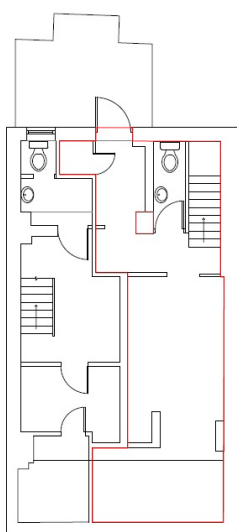
## Viewings

By prior appointment with the sole agent KBW.

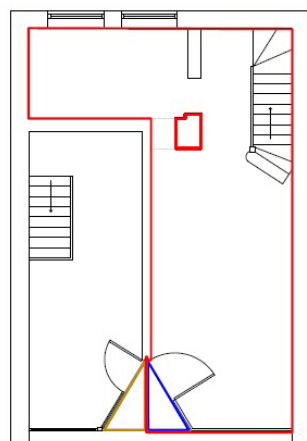
## Code for Leasing Business Premises (2020)

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.

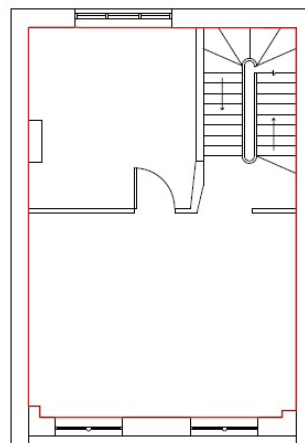
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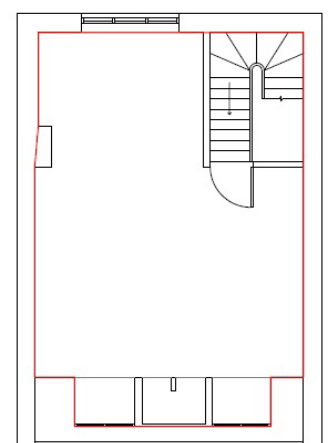
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Cheltenham



Experian Goad Plan Created: 12/01/2022  
Created By: KBW Property



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