



2 Regent Street, Cheltenham, GL50 1HE

- Close to the prime section of the town's High Street
- A busy pedestrian thoroughfare popular with the retail and hospitality sectors
- Nearby occupiers include M&S and the Everyman Theatre

To Let

*Area approx
143.1 sq m
(1,540 sq ft)*



T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk





2 Regent Street, Cheltenham, GL50 1HE

- Close to the prime section of the town's High Street
- A busy pedestrian thoroughfare popular with the retail and hospitality sectors
- Nearby occupiers include M&S and the Everyman Theatre

Location

Regent Street is a busy pedestrian thoroughfare in the town centre that links the prime High Street shopping area with the Promenade and Regent Arcade.

Nearby occupiers include Marks & Spencer, Holland & Barrett, the Old Courthouse and the Everyman Theatre. Cavendish House is opposite and is due to be redeveloped subject to planning.

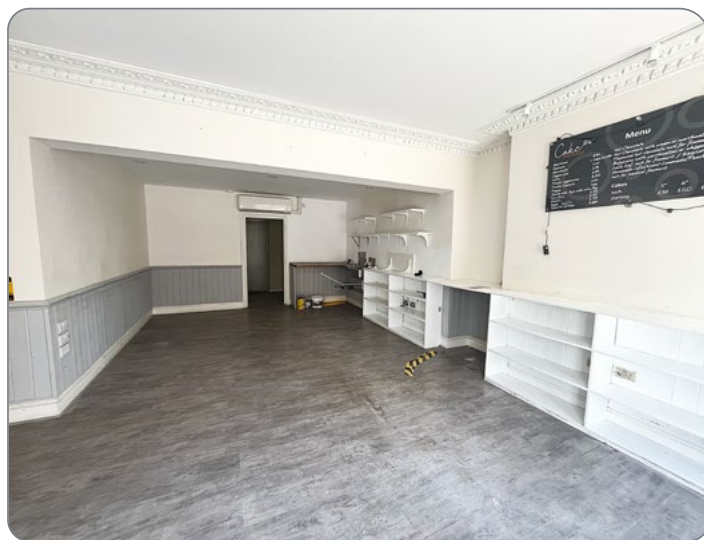
[What3words ///either.wiser.lied](#)

Description

The property comprises a four storey Grade II Listed Regency period building with rendered elevations under a parapet roof. The former salon/ shop has good frontage to Regent Street and 2 steps up to a single pedestrian entrance door.

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

£30,000 per annum exclusive

Legal Costs

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

Rates

Current Rateable Value:
£27,750

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 the current rates payable & any relief available.



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.

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk



2 Regent Street, Cheltenham,
GL50 1HE

- Close to the prime section of the town's High Street
- A busy pedestrian thoroughfare popular with the retail and hospitality sectors
- Nearby occupiers include M&S and the Everyman Theatre

Accommodation

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

Ground Floor: 39.62 sq m (426 sq ft)
Basement: 30.66 sq m (330 sq ft)
First Floor: 37.17 sq m (400 sq ft)
Second Floor: 35.65 sq m (384 sq ft)

Total: 143.1 sq m (1,540 sq ft)



EPC

EPC Rating B (37), full copy of the report available on request.

VAT

We are advised that VAT is payable on the rent and may apply to 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.

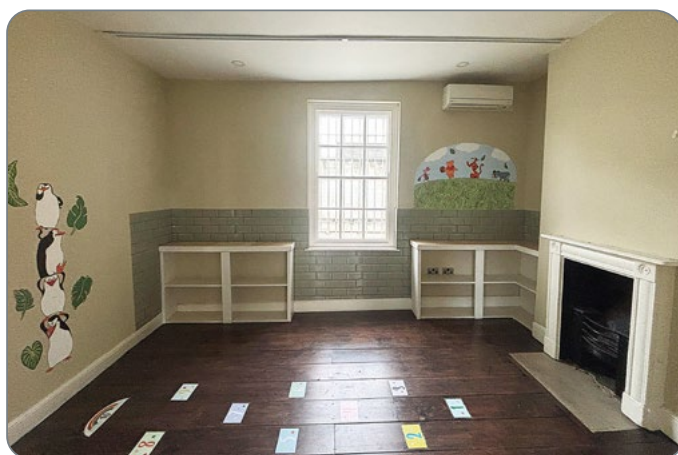
Viewings

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.

REF:627072



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.

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk



-

Modified: 27-Jul-26 11:55:33 / Surveyed: 07-May-24



Copyright and confidentiality © 2025 Experian. All rights reserved.
© Crown Copyright and database rights 2025 AC0000807366

For more information on our products and services:
www.experian.co.uk/business-products/goad |
salesG@uk.experian.com

T. 01242 244744

E. enquiries@kbw.co.uk

W. www.kbw.co.uk