

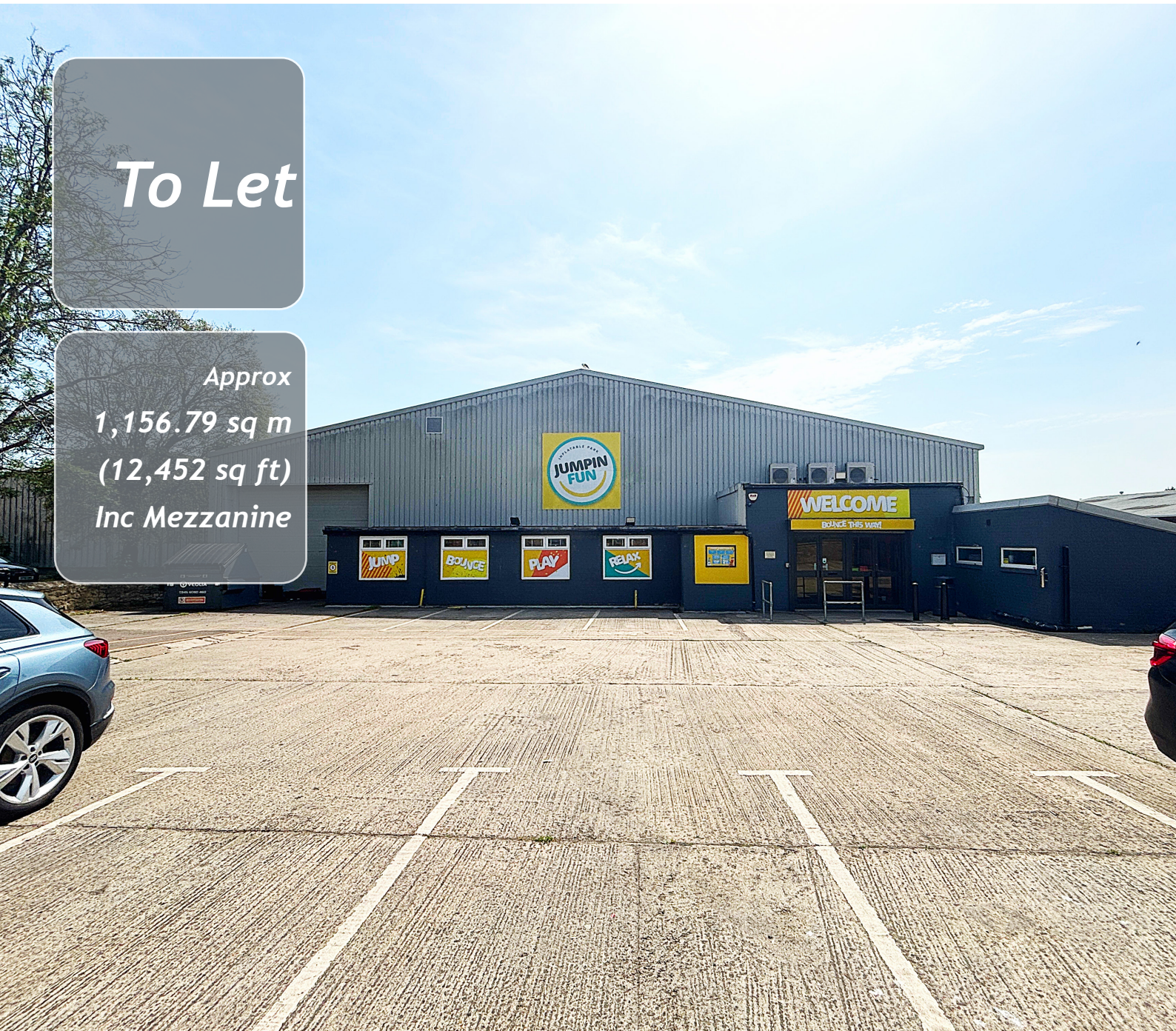


Unit 5 Tewkesbury Road Cheltenham GL51 9AH

- Existing fully fitted inflatable theme park
- Suitable for other leisure and alternative uses, subject to planning
- Prominent roadside location with generous car parking

To Let

Approx
1,156.79 sq m
(12,452 sq ft)
Inc Mezzanine



T. 01242 244744

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Location

Cheltenham is a large spa town on the edge of the Cotswolds approximately 50 miles south of Birmingham, 40 miles north east of Bristol and 9 miles north east of Gloucester. The town is a major commercial centre with good transport connections to the Midlands and the south west with Junctions 10 and 11 of the M5 motorway located approximately 4

miles to the west of the town centre. The A417/9 provides good access to the M4 Motorway and London and regular train services to London Paddington, Birmingham and Bristol are provided from Cheltenham Spa railway station.

Unit 5 Tewkesbury Road is located approximately 1 mile north west of the town centre on a main arterial route within an established out of town retail location.

Accommodation

The approximate Gross Internal Areas (GIA) are as follows:

Ground Floor:	1020.82 sq m (10,988 sq ft)
Mezzanine:	135.97 sq m (1,464 sq ft)
Total:	1156.79 sq m (12,452 sq ft)

Nearby occupiers include the recently opened Charlies, Clay & Rock Tile Showroom, Kwik Fit and Neptune Business Centre. Cheltenham's main out of town retail parks, Tesco

superstore and various car dealerships are also in close proximity.

[What3words ///lung.mile.arrive](http://www.what3words.com/lll/lung.mile.arrive)



Description

The unit is of steel portal frame construction with brick and block work elevations at low level with profile steel cladding above, underneath a lined and insulated pitched roof incorporating translucent panels.

The front section incorporates a mezzanine floor currently used as a cafe, viewing area and private rooms, with a reception, offices and WC facilities at ground floor.

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Terms

Available by way of an assignment of a fully repairing and insuring lease expiring 24th June 2037, subject to a rent review and tenant break option with effect from 24th June 2027, and a further rent review on 24th June 2032.

Alternatively, a new lease could be made available, subject to Landlord's consent.

Use

The property is being used as a leisure facility, believed to fall within the Class E use class. Class E includes a range of uses including Light Industrial, Retail, Restaurant, Office, Financial & Professional Services, Medical & Health and some leisure.

Legal Costs

Each party to bear its own legal costs incurred in the transaction. Landlord's costs to be split between the assignor and assignee.

EPC

B (43) A copy of the energy performance certificate can be made available on request.

Rent

£120,000 per annum exclusive. Premium offers invited for the leisure equipment

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

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must satisfy themselves as to the VAT position by taking appropriate professional advice.

Rates

Rateable Value: £122,000

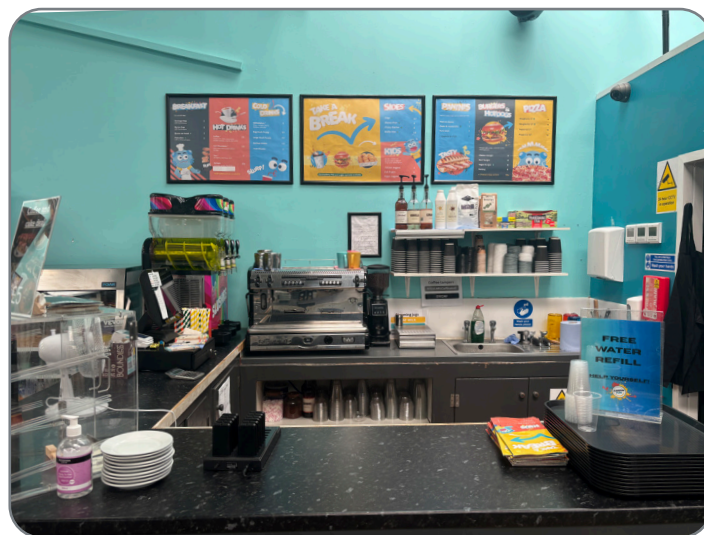
Please note that this is not the amount payable, a proportion of this is liable to be paid.

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cheltenham

Borough Council) to verify the current rates payable.

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 transaction.



Viewing

By prior appointment with the sole agent KBW.

Ref 268040



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