

SHOP TO LET

Unit 4 Wymans Brook
Windyridge Road
Cheltenham
GL50 4RA



LOCATION

Wymans Brook neighbourhood parade is a busy community retail scheme anchored by **Mid-Counties Co-Op**, **Wyman's Brook Pharmacy**, and **The Ridge Pub**. Located on Windyridge Road, approximately one mile north of Cheltenham town centre. There is easy access to the M5 motorway junction 10 (northbound) and regular bus services.

DESCRIPTION

The subject property forms part of Wyman's Brook Shopping Parade and is the last shop available here. The neighbourhood centre benefits from a large ample car park at the rear. The subject property currently forms part of Co-Ops demise however is surplus to requirement and is undergoing to separation works to create a self contained ground floor lock up shop.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor: 148.90 sq. m 1,603 sq. ft.

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

A copy of the EPC is available upon request.

RENT

£25,000 per annum exclusive of rates, service charge and VAT.

SERVICE CHARGE

There is an annual service charge of **£1,500** plus VAT.

INSURANCE

The current annual insurance premium is **£500** plus VAT.

RATEABLE VALUE

The property will be reassessed once the separation works have been undertaken.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the sole retained agents Creative Retail on 0121 400 0407.

SUBJECT TO CONTRACT & VACANT POSSESSION


CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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