



Upper Floors, 23 and 25 Promenade,
Cheltenham,
GL50 1LE

- Located in the heart of Cheltenham near to many well-known retailers
- Feature conservatory balcony with views to the prestigious Promenade
 - Could suit a variety of uses including office and beauty salon use (subject to planning)

To Let

Approx
339.59 sq m
(3,655 sq ft)



Please note, the blue line is only indicative of the demised area

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Entrance

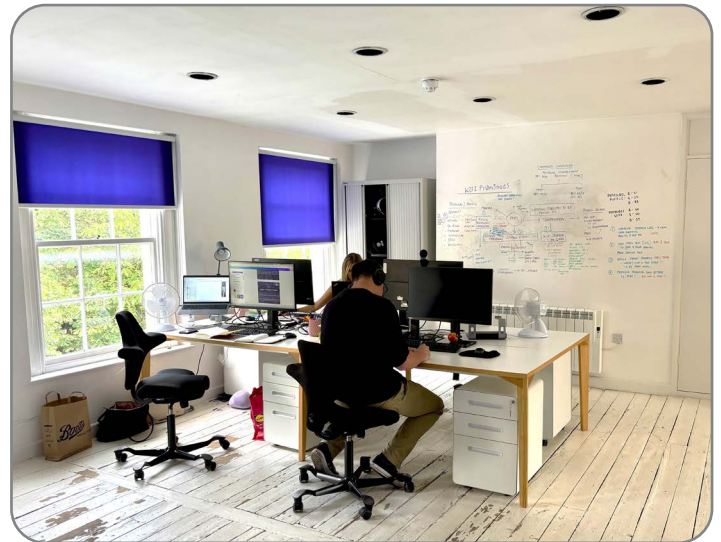
occupiers such as Franca Manca, Crew Clothing and Watches of Switzerland.

what3words [///spirit.spark.served](https://www.what3words.com////spirit.spark.served)

Description

Accessed via Promenade with its own entrance between Huffkins and Japes, the subject premises comprise the upper floors of buildings 23 and 25 Promenade. The first floor provides a well configured and largely open plan L-shaped office plus a staff kitchen and reception area. This first floor accommodation is benefited by the additional conservatory overlooking Promenade which provides both exceptional natural light and increases the prominence of the premises.

The second and third floors are accessed via one of two staircases, currently one customer facing and the other back of house. The second floor accommodation comprises a number of rooms with



good natural lighting used as offices. There is a second floor mezzanine providing separate WC facilities.

The third floor is split into two areas, each accessed via a separate staircase. This floor is currently used for storage.

The premises currently provide office space that is suitable for alternative uses (subject to planning and obtaining the necessary consents).

Terms

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

Rent

£40,000 per annum exclusive.

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 prominent first, second and third floor position on Promenade, directly opposite Cavendish House. Nearby occupiers include a varied mix of

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Accommodation

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

Ground floor entrance:	Unmeasured
First Floor:	180.61 sq m (1,944 sq ft)
Second Floor:	91.24 sq m (982 sq ft)
Third Floor	67.74 sq m (729 sq ft)
Total:	339.59 sq m (3,655 sq ft)

EPC

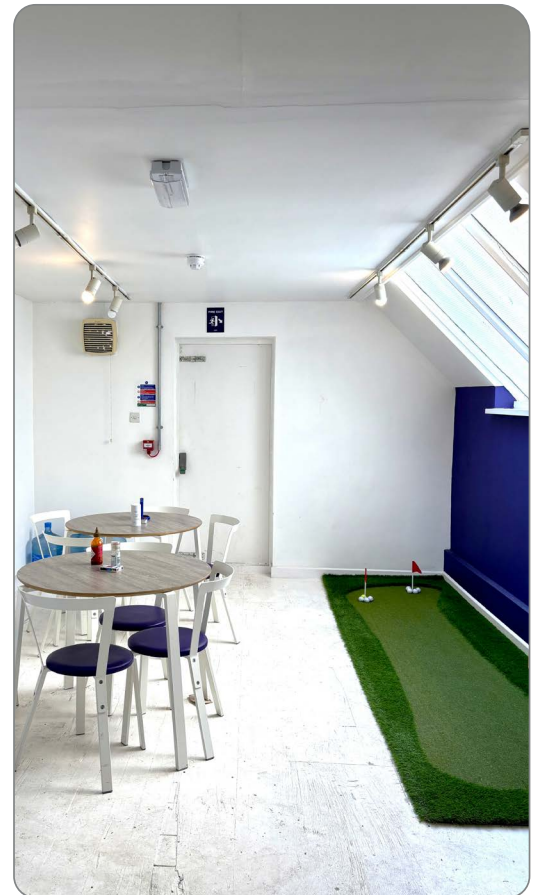
EPC E (108). Copy of the full report available upon request.

Legal Costs

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

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.



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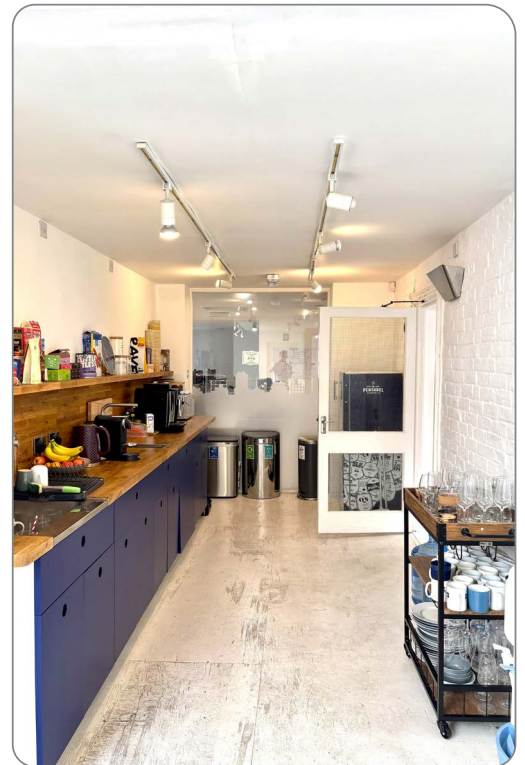
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Rates

Rateable Value: £24,250

Please note this is not the amount payable, a proportion of these amounts is liable to be paid by the occupiers, subject to any reliefs available.

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 and any rate relief available.

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: 527032

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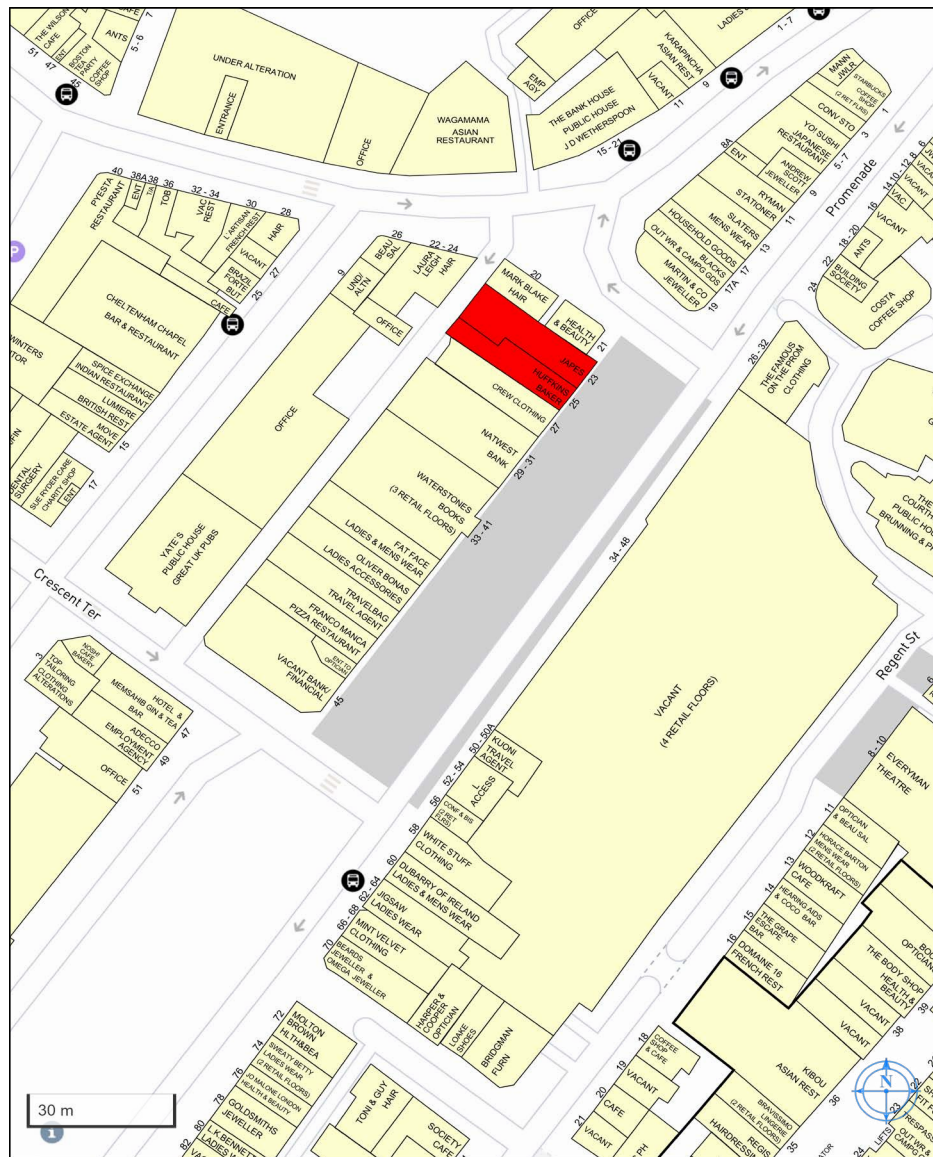


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Cheltenham (Upper Floors of 23-25 Promenade)

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