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EST 1978 - ENGLAND

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66-68 PROMENADE, CHELTENHAM, GLOUCESTERSHIRE, GL50 1LY

PRIME SHOP WITH A HIGH IMPACT RETAIL SALES FLOOR POSITIONED ON CHELTENHAM'S FAMOUS PROMENADE WITH MANY PROMINENT LUXURY RETAILERS CLOSE BY.

**LOCATION:**

**what3words:** ///teams.talent.fingernails

- New 10 year lease
- Upward only rent reviews
- FRI lease
- Prominent position on famous retail quarter
- Has served a number of fashion labels for 20+ years
- Available from November 2025



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SALES & LETTINGS

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## PROPERTY INFORMATION

### THE PROPERTY

An exceptional retail unit on one of the areas most sought after shopping areas which for many years have attracted the UK's finest brands including recent additions of Omega, Molton Brown and the opening of Goldsmiths flagship store opposite during 2025.

The premises has an inviting ground floor sales area with lower level area and dressing rooms. On the first floor is a mezzanine with glass balustrade overlooking the Promenade. Additional storage and staff welfare will be found on the upper floor. The main areas area all finished to a very high standard and full air conditioned throughout the sales area.

### BUSINESS RATES

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.

### LEGAL FEES & VAT

Each party to bear its own legal costs incurred in the transaction. We understand that VAT may be payable on the rent, price or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees or purchasers must satisfy themselves as to the VAT position by taking appropriate professional advice.

**Council:** Cheltenham

**Business rates:** Current rateable value (1 April 2023 to present) £70,500 p.a

**Area:** 2916.00 sq ft

**Terms:** Available on a new 10 year FRI Lease

**Property number:** RM/18542984

**EPC:** E

### Services:

Mains water and electric.







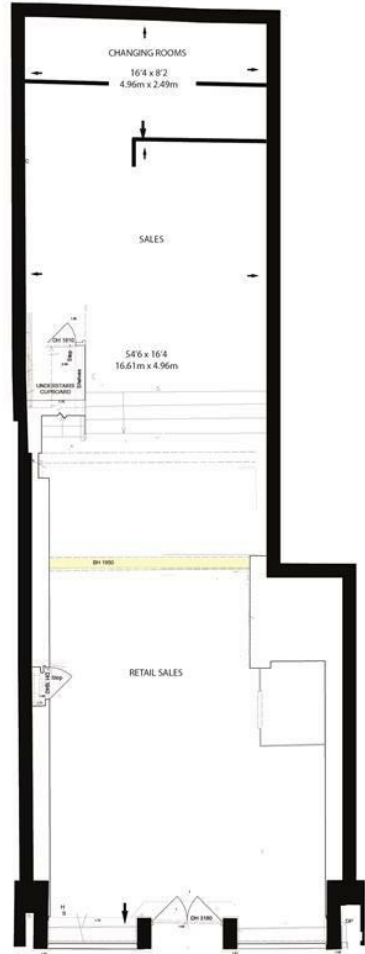
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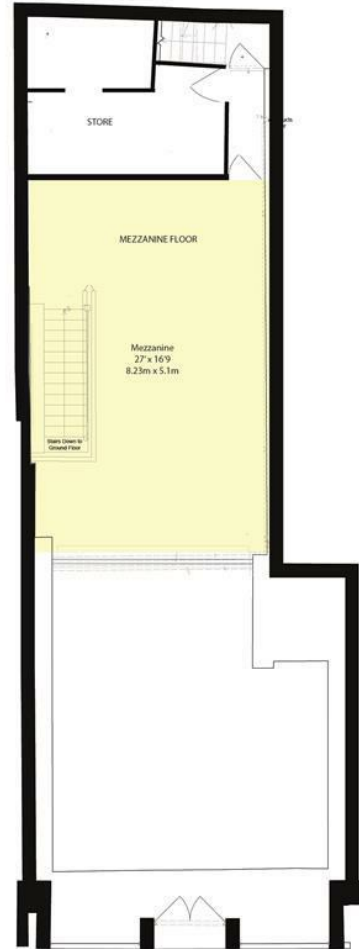
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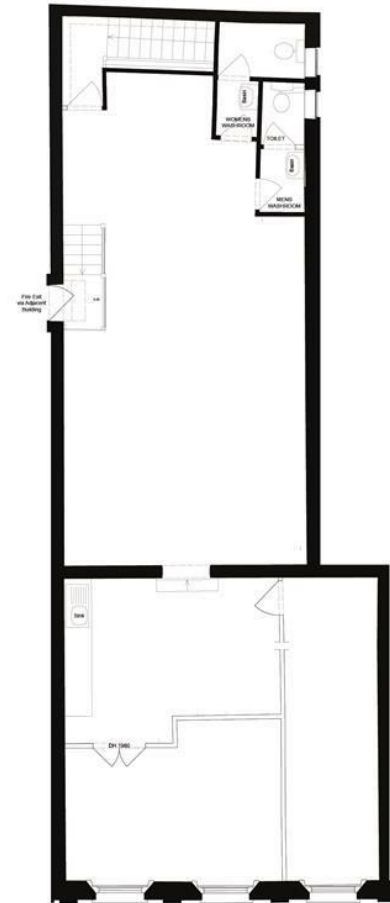
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GROUND FLOOR & LOWER GROUND SALES



MEZZANINE FLOOR



UPPER FLOOR

Approximate Gross Internal Area = 2916 sq ft / 270.9 sq m

illustration for identification purposes only, measurements are approximate and are not to scale.

Please check all details before making any decisions reliant upon them

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services or specific fittings. Sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. PRN: 18542984

