



8-14 Portland Street Cheltenham GL52 2PB

- One or two retail showrooms with extensive frontage
 - Less than 200 metres from the prime High Street and Promenade shopping area

*Shop
To Let*

*Sales Area
329 sq m
(3,542 sq ft)*



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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 its festivals attract many visitors throughout the year.

The subject premises occupy a prominent position on Portland Street, visible from Albion Street which forms part of the inner ring road system as well as Fairview Road (A4019/A46). Other nearby

occupiers include Boots the Chemist, Turtle Bay Restaurant and Everest Restaurant. Portland Street car park, with 270 spaces, is just over 100 metres to the North.

[What3words ///format.catch.bless](#)

Description

The premises occupy the ground floor of a modern mixed use building with residential accommodation above. There is an extensive



frontage providing good window display opportunity as well as ample natural light into the retail area. The frontage provides two entrances (both with double doors) and benefits from wood effect flooring,

suspended ceilings, spotlights on tracks, kitchen and WC facilities. Externally there is also rear access and bin storage.

Two parking spaces are available with the property located on Trinity Lane.



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Rent

£49,000 per annum exclusive.

Terms

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

Planning

Although the existing use is Class A1 (retail), the

premises now falls under the new 'Class E' use class which also includes restaurant, professional services, offices, clinic and leisure uses. All enquiries welcome.

Rates

Rateable Value: £44,750

Please note that these are not the amounts payable, a proportion of these amounts is liable to be paid by the occupiers, subject to any reliefs available. The above information was

Accommodation

The approximate dimensions and net internal floor areas are as follows:

Left hand side:	163.42 sq m (1,759 sq ft)
Right hand side:	165.61 sq m (1,782 sq ft)
Internal Width:	23.94 m (78 ft 6)
Shop Depth:	15.32 m (50 ft 3)
Total floor area:	329 sq m (3,542 sq ft)

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.

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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Legal Costs

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

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.

EPC

The property has an energy rating C (56).

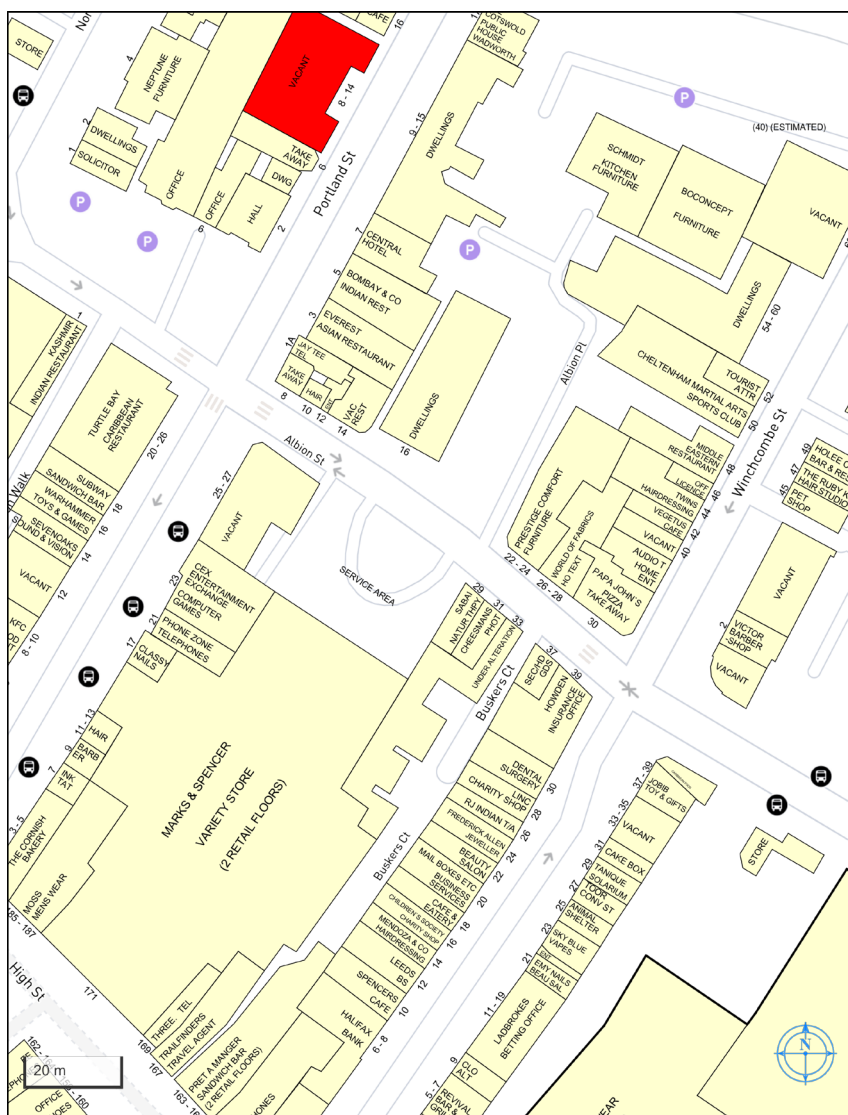
A copy of the Energy Performance Certificate can be made available upon request.

Viewing

By prior appointment with the sole agent KBW.



Cheltenham (Cheltenham Updated 16062025)
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