

208

HIGH STREET
CHELTENHAM GL50 3HF



FREEHOLD MIXED USE
INVESTMENT IN THE REGENCY
SPA TOWN OF CHELTENHAM.

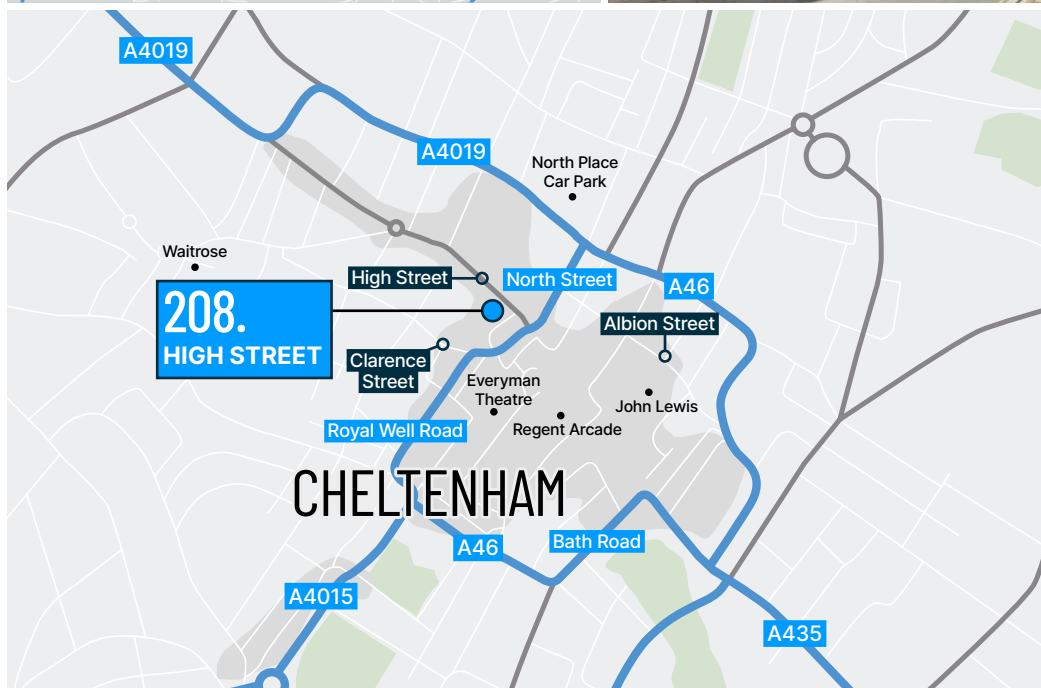
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INVESTMENT SUMMARY

- Cheltenham is an affluent and fashionable Regency spa town, regarded as the 'Gateway to the Cotswolds'
 - Located on High Street, Cheltenham's prime retail pitch
 - Mixed use property comprising one ground retail/cafe unit and nine apartments
 - Ground floor let to Cafe Multa Limited t/a Black Gold for 10 years expiring 4 October 2032 with break options in October 2024 & 2027 at a rent of £40,000 pa
 - The nine apartments produce a annual income of £87,480 pa
 - Total rent passing £127,480 per annum
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- Offers in excess of **£1,600,000 (One Million Six Hundred Thousand)** subject to contract and exclusive of VAT. A purchase at this level reflects an attractive **Net Initial Yield of 7.50%**
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LOCATION

Cheltenham is an attractive and prosperous spa town, located in Gloucestershire. The town is famous for its Regency architecture and racecourse and is known as the "Gateway to the Cotswolds". Cheltenham consistently ranks as one of the most desirable places to live and work in the UK. It offers a high quality of life with excellent schools, healthcare facilities, and a strong sense of community. Cheltenham is close to several prestigious educational institutions, including the University of Gloucestershire and Cheltenham College.

Cheltenham is located approximately 42 miles north east of Bristol, 68 miles south of Birmingham and 100 miles north west of London. The town benefits from excellent road communications, with Junction 10 of the M5 motorway located some three miles to the west, providing access to Birmingham, Bristol and the wider UK motorway network.



Cheltenham Spa Rail Station provides regular services to London Paddington, with an approximate journey time of just over two hours. There are also services operating to Bristol, Birmingham, Manchester, Newcastle and Glasgow. Birmingham International Airport and Bristol Airport are both approximately a one hour drive time from Cheltenham

The property occupies a 100% prime pitch on High Street. The other main retail and leisure provision in Promenade, Regent Arcade and The Brewery Quarter, is within a short walk of the property.

Key retailers in the immediate vicinity include:



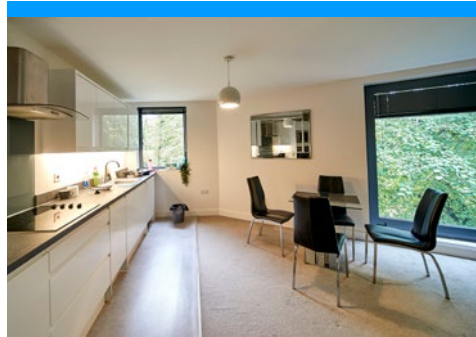
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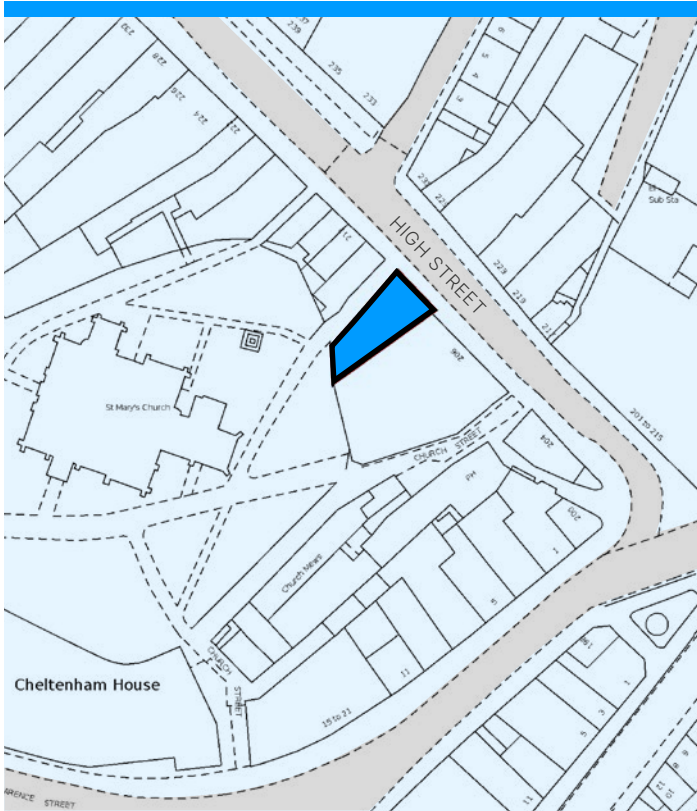
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DESCRIPTION

The property comprises a building of masonry construction providing retail & accommodation arranged over five floors.





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TENURE

Freehold.

TENANCY

The ground floor is let to Cafe Multa Limited t/a Black Gold for 10 years expiring 4 October 2032 with break options in October 2024 & 2027 at a rent of £40,000 per annum.

The nine apartments produce an annual income of £83,760 per annum.

Use	Rent per annum	Rent per month
Café (Black Gold)	£40,000	N/A
Apartment	£9,600	£800
Apartment	£9,600	£800
Apartment	£10,200	£850
Apartment	£9,240	£770
Apartment	£9,600	£800
Apartment	£10,200	£850
Apartment	£8,940	£745
Apartment	£9,300	£775
Apartment	£10,800	£900
Total	£87,480	£7,290



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CONTACT

For further information or to arrange a viewing, please contact

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CARRICK

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carrickre.com

EPC

An Energy Performance Certificate (EPC) is available upon request.

VAT

The property is elected for VAT and will be treated as a Transfer of a Going Concern.

CAPITAL ALLOWANCES

There are no capital allowances available with the transaction.

ANTI MONEY LAUNDERING

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

PROPOSAL

Offers in excess of **£1,600,000 (One Million Six Hundred Thousand)** subject to contract and exclusive of VAT. A purchase at this level reflects an attractive **Net Initial Yield of 7.50%.**

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