

Car Dealership Premises - **TO LET**

# Rutherford Way

Tewkesbury Road, Swindon Village, Cheltenham, GL51 9TU



May 2025

## Key Highlights:

- Located in a prime, high-traffic area at the heart of Cheltenham's out-of-town retail district
- 22,383 sq ft (2,079.47 sq m) on a 1.09 acre site (0.44 hectares)
- 24,459 vehicles passing the site daily
- Excellent visibility fronting Tewkesbury Road (A4019) close to the roundabout junction with Princess Elizabeth Parkway (A4013)
- Vacant possession February 2026
- Leasehold
- Suitable for existing car dealership use or alternative uses

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## Location

Located in a prime, high-traffic area at the heart of Cheltenham's out-of-town retail district, this site benefits from excellent visibility, fronting Tewkesbury Road (A4019) near its junction with Princess Elizabeth Parkway (A4013). Nearby occupiers include Starbucks and Lidl to the east, with Gallagher Shopping Park—home to retailers such as Homesense, Hobbycraft, Pets at Home, and Majestic Wine—situated to the north. Additional nearby amenities include Food Warehouse and a Sainsbury's supermarket, among others.

## Description

The property consists of two distinct buildings. Building 1 serves as a specialist used car dealership. It features a spacious showroom with a ceiling height of 5.27 metres, accommodating up to 13 vehicles. The building also includes ancillary areas and office space distributed across the ground and first floors. To the rear, is a fully equipped vehicle workshop. It offers a working height of 4.88 metres beneath a suspended ceiling and has capacity for up to 11 vehicle ramps. Additionally, it includes a dedicated parts storage area. Building 2, there is a separate L shaped showroom which provides space for 4 cars along with ancillary and office accommodation. Externally both display and customer parking is provided for approximately 54 vehicles. The property sits on a site of 1.09 acres providing a site density of 46%.

## Accommodation

The accommodation comprises of the following areas:

Site area is 1.09 acres (0.44 hectares)

Building 1	Sq Ft	Sq M
<b>Ground Floor</b>		
Showroom	6,099	566.61
Offices and boardroom	858	79.74
Ancillary	854	79.31
Parts	1,077	100.03
Workshop	7,848	729.11
Tool Store	573	53.27
<b>First Floor</b>		
Offices and Storage	775	71.99
<b>External</b>		
Oil Store	211	19.59
<b>Sub Total GIA</b>	<b>18,295</b>	<b>1,699.65</b>
<b>Building 2</b>		
Showroom	2,860	265.70
Offices	1,228	114.13
<b>Sub Total GIA</b>	<b>4,088</b>	<b>379.82</b>
<b>Overall Total GIA</b>	<b>22,383</b>	<b>2,079.47</b>
<b>Parking</b>	<b>No. of Spaces</b>	
Primary Display	11	
Secondary Display	25	
Customer	6	
Service	12	
<b>TOTAL</b>	<b>54</b>	

## Viewings

Viewings to be arranged strictly by appointment with the letting agent only.

## Rateable Value

Building 1 - £233,000 effective from 1st April 2023  
Building 2 - £32,000 effective from 1st April 2023

## Tenure

Leasehold

## EPC

Building 1 - tbc  
Building 2 - B (29)

## Terms

Rent on application.

## VAT

The property is elected for VAT.

## Contact

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