



# Former National Tyres, 1 Royal Well Place, Cheltenham, GL50 3DN

- Large unit to let in central Cheltenham with historic features
- Suitable for a range of uses including leisure, café/restaurant, retail, bar, indoor leisure, workshop or clinic (subject to necessary consents and planning)
- Prominently located on the inner ring road of Cheltenham near Promenade and High Street

**TO LET**

**400.69 sq m  
(4,313 sq ft)  
Approx.**



**T. 01242 244744**

**E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)**

**W. [www.kbw.co.uk](http://www.kbw.co.uk)**



# Former National Tyres, 1 Royal Well Place, Cheltenham, GL50 3DN

- Large unit to let in central Cheltenham with historic features
- Suitable for a range of uses including leisure, café/restaurant, retail, bar, indoor leisure, workshop or clinic (subject to necessary consents and planning)
- Prominently located on the inner ring road of Cheltenham near Promenade and High Street

## 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, the various important race meetings and numerous cultural festivals which attract many visitors throughout the year. The town benefits from good transport connections to the Midlands and South West with Junctions 10 & 11 of the M5 motorway located approximately 4 miles to the West of the town centre providing direct access to Bristol and Birmingham. The A417 (dual carriageway) provides good access to the M4 motorway and London. Cheltenham had regular train services to London Paddington (1 hour 55), Birmingham (40 mins) and Bristol (45 mins). The property is located on the corner of Royal Well Place and Royal Well Road,

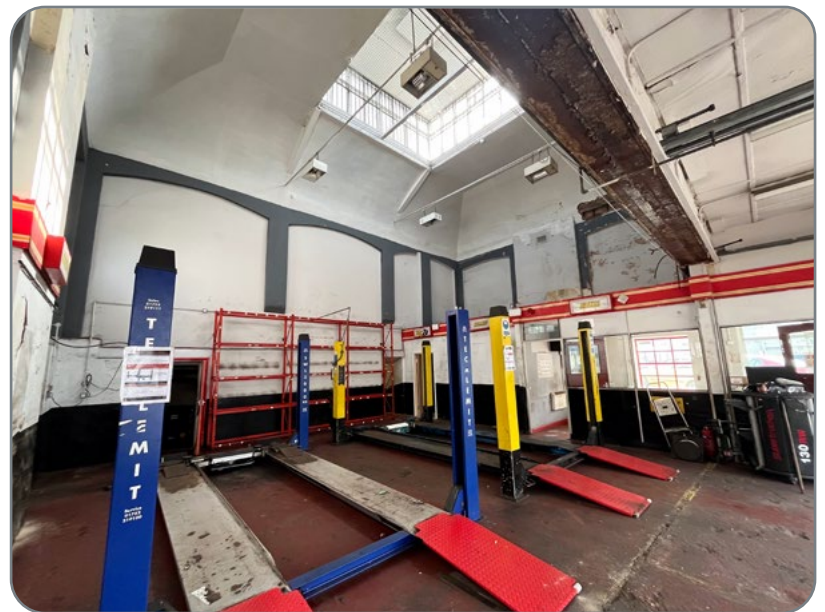
both roads aptly named in reference to the renaming of Cheltenham's well after the historic royal visit of King George III in the 1700s. Royal Well Place is conveniently located near Cheltenham's famous Promenade, renowned for its fashion stores and high class shopping. The municipal offices are opposite the subject property and currently being sold to a luxury spa hotel group (STC). Royal Well car park is in the locality as is Cheltenham's main coach station.

## Accommodation

The approximate Gross internal area is 400.69 sq m (4,313 sq ft)

Nearby occupiers include The Scandinavian Coffee Pod, The Tavern, Home & Botanic, The Cotswold Auction Co. and Gianni Ristorante.

[What3words ///cable.garden.coffee](#)



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

**T. 01242 244744**

**E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)**

**W. [www.kbw.co.uk](http://www.kbw.co.uk)**



# Former National Tyres, 1 Royal Well Place, Cheltenham, GL50 3DN

- Large unit to let in central Cheltenham with historic features
- Suitable for a range of uses including leisure, café/restaurant, retail, bar, indoor leisure, workshop or clinic (subject to necessary consents and planning)
- Prominently located on the inner ring road of Cheltenham near Promenade and High Street

## Description

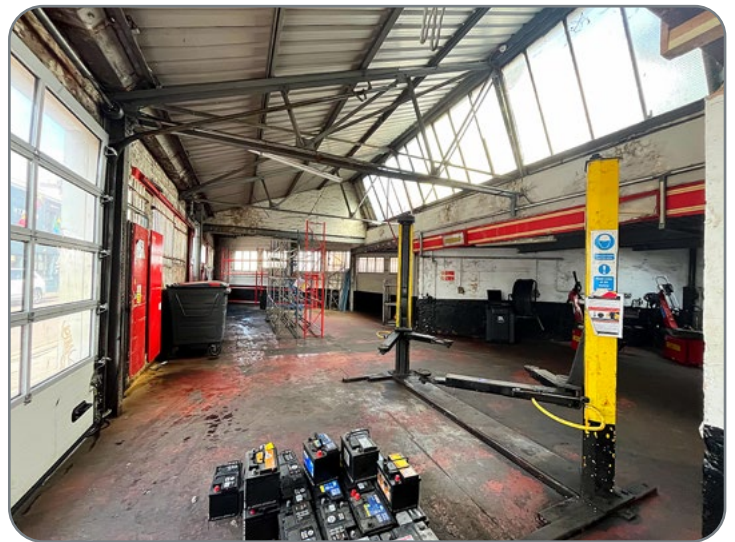
The property comprises a part-listed, single storey period property, believed to be a former spa house, with a modern extension to the front and side.

Internally, the central area of the warehouse is original and has a feature historic lantern light allowing good natural light into the open space. The rear ancillary accommodation consists of several rooms on varying levels and has separate male and female WC facilities.

The extension has part corrugated steel and part glazed roofing with mono trusses along with a reception area which has UPVC windows and modern ceiling tiles. There are 3 x sectional loading doors and 1 x sliding wooden door providing access to the front of the property. We understand the property has 3 phase power.

Externally, the property has its own car park to the side with 6 spaces.

The property could suit a range of uses including café / restaurant, bar, indoor



leisure, workshop, retail and healthcare subject to planning and the necessary consents.

## Rent

Passing Rent: £39,020 per annum exclusive.

## Terms

Available by way of an assignment or a sublease for a term expiring no later than April 2033, subject to upward only rent reviews.

Alternatively, a new lease could be negotiated, subject to landlord's approval.

## Rates

Rateable Value: £21,750

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. Interested parties should make their own enquiries of the billing authority (Cheltenham

Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

**T. 01242 244744**

**E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)**

**W. [www.kbw.co.uk](http://www.kbw.co.uk)**



# Former National Tyres, 1 Royal Well Place, Cheltenham, GL50 3DN

- Large unit to let in central Cheltenham with historic features
- Suitable for a range of uses including leisure, café/restaurant, retail, bar, indoor leisure, workshop or clinic (subject to necessary consents and planning)
- Prominently located on the inner ring road of Cheltenham near Promenade and High Street

Borough Council) to verify the current rates payable & any 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.

## EPC

EPC: D (88)

Full copy of the report available upon request.

## VAT

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 must satisfy themselves as to the VAT position by taking appropriate professional advice

## Viewing

By prior appointment with the sole agent KBW.

REF 521191

## Legal Costs

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



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

T. 01242 244744

E. [enquiries@kbw.co.uk](mailto:enquiries@kbw.co.uk)

W. [www.kbw.co.uk](http://www.kbw.co.uk)