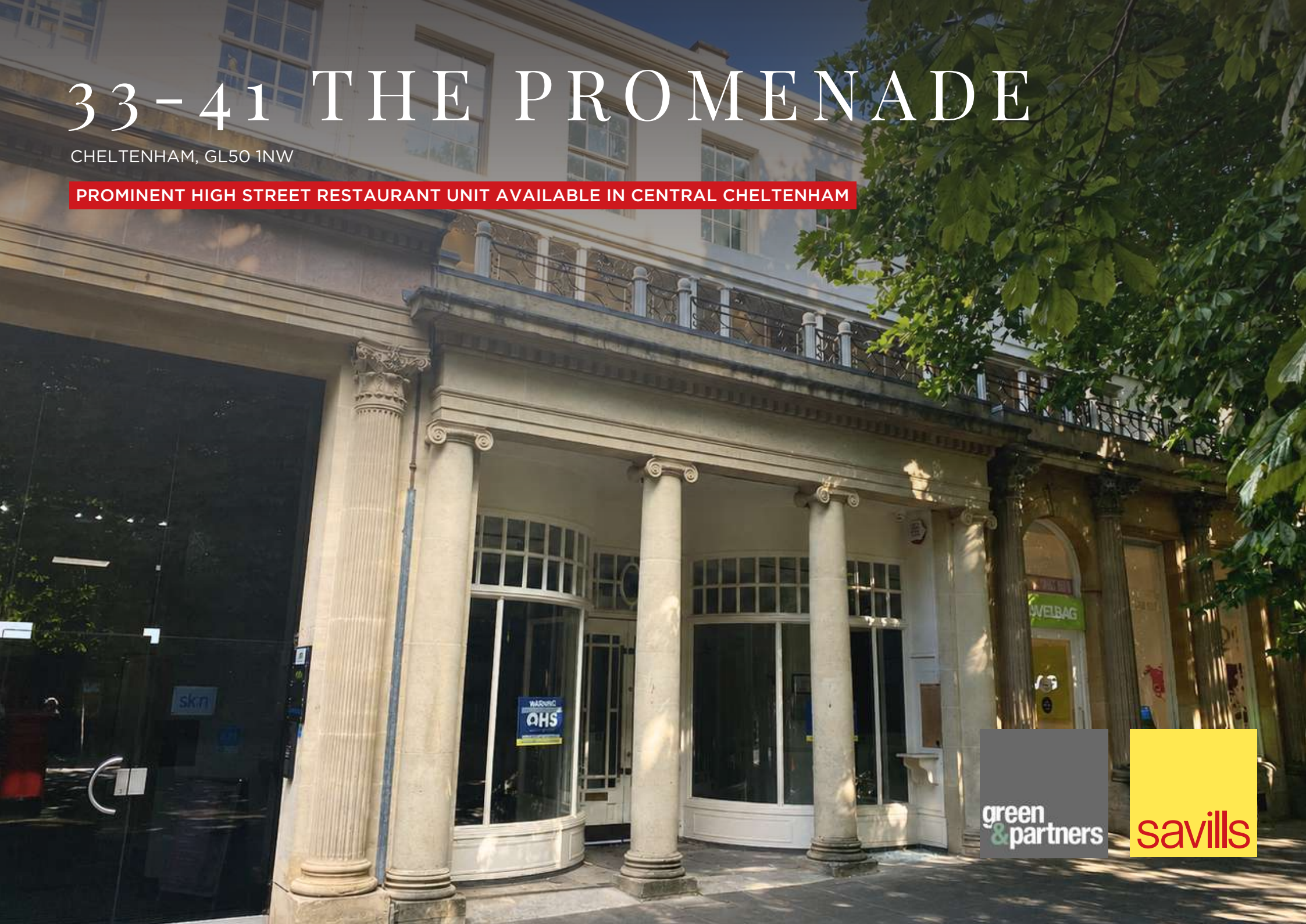


33-41 THE PROMENADE

CHELTENHAM, GL50 1NW

PROMINENT HIGH STREET RESTAURANT UNIT AVAILABLE IN CENTRAL CHELTENHAM



green
& partners

savills





LINKS

GOOGLE STREET VIEW



BIRDS EYE VIEW



ACCOMMODATION

Ground Floor

The ground floor provides an open plan dining area, adjoining pizza oven and prep area. Ancillary areas include disabled toilets, bottle store and cold room.

First Floor

The first floor is accessed via an internal staircase and provides an additional trading area with a central bar servery. Externally, there is a terrace overlooking the Promenade which provides an additional customer trading area. Ancillary areas include a trade kitchen, Gents and Ladies WC's and a store located to the rear.

Second Floor

The second floor is accessed via a rear stair case and provides staff areas including changing facilities, Gents and Ladies WC's, a managers office and three storage room as well as a boiler and plant room.

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol daily between 10am and 12am.

TENURE

The property is held freehold (Title Number GR88003).

TERMS

Rental offers are invited in excess of £115,000 per annum for a new lease of the entire property on terms to be negotiated.



Number	Occupier
1.	33-41 The Promenade
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	



APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal areas:

Description	Sq M	Sq Ft
Ground Floor	152	1,633
First Floor	281	3,020
Second Floor	111	1,192
Total	544	5,845

PLANNING

The property is Grade II Listed and is it not situated within the Central (Cheltenham) Conservation Area. The property is also located within Flood Zone 3.

EPC

B-41

RATEABLE VALUE

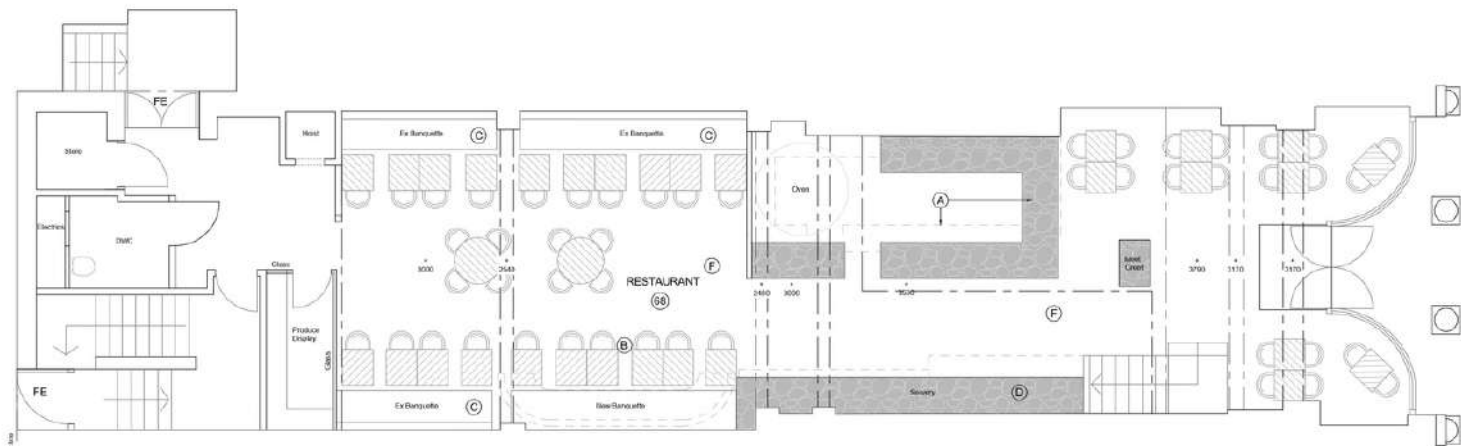
2026 - £123,000.

MONEY LAUNDERING

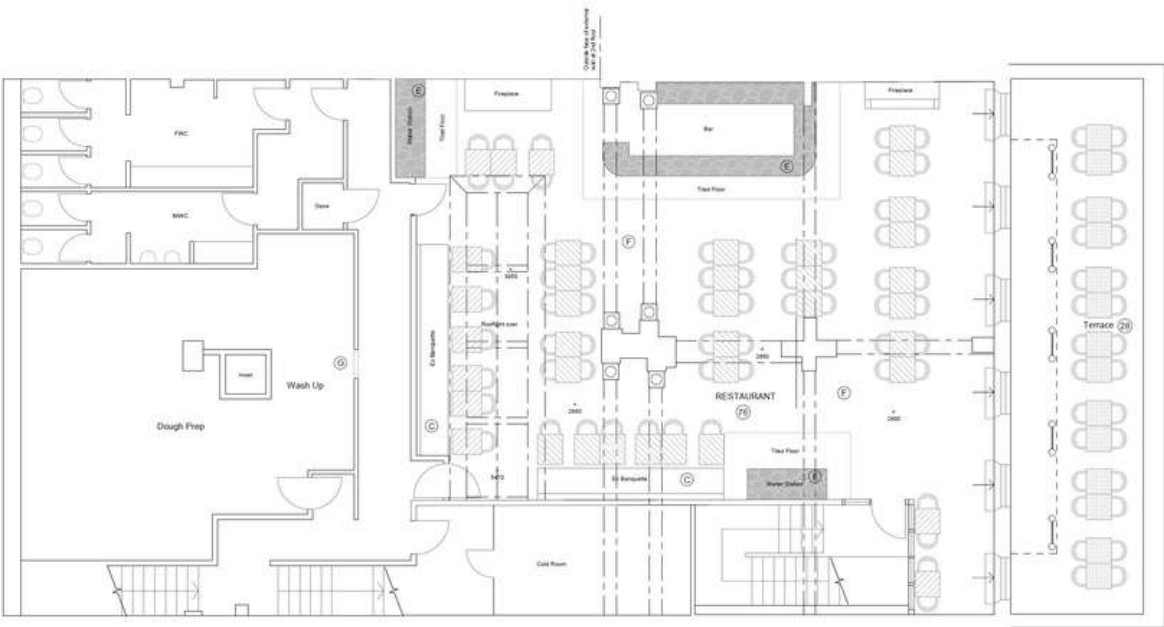
Prospective tenants will need to provide proof of identity and residence as part of Savills / Green & Partners mandatory anti money laundering checks.



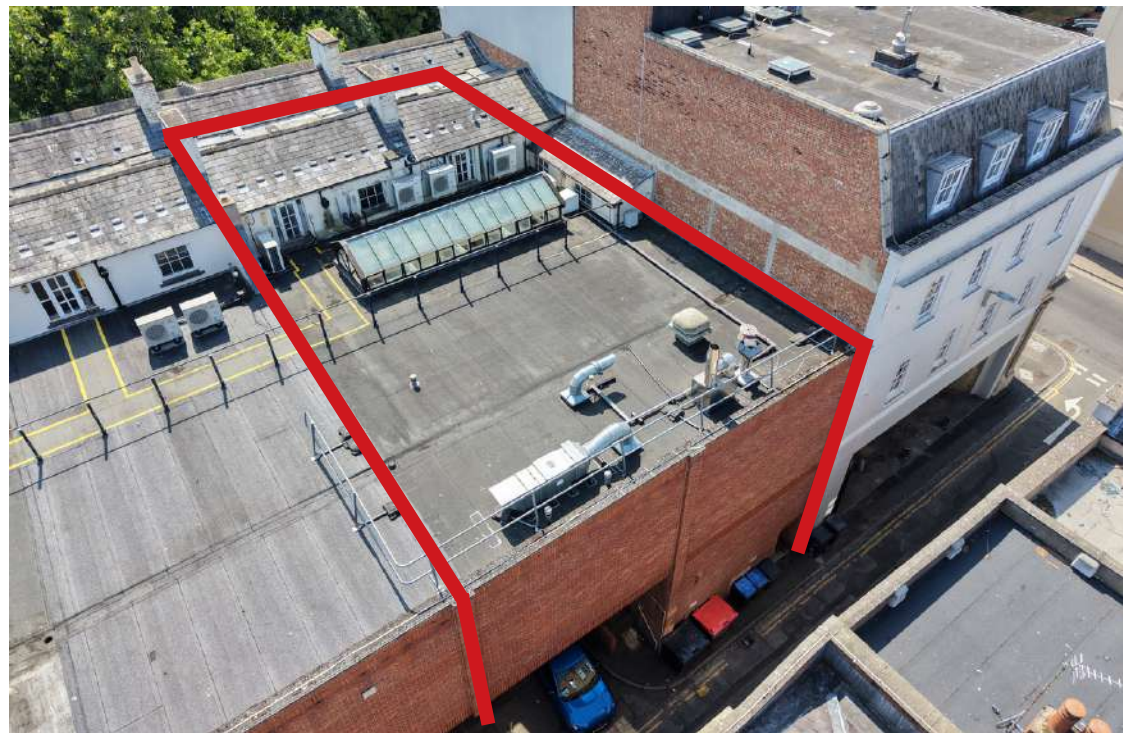
FLOOR PLANS



Ground Floor



First Floor



33-41 THE PROMENADE, CHELTENHAM GL50 1LE

VIEWINGS

All viewings must be arranged strictly by appointment with either Savills or Green & Partners as the restaurant is now closed.

CONTACT



Stuart Stares

07807 999 841

sstares@savills.com

Jack Phillips

07866 203 540

jack.phillips@savills.com



Mike Willoughby

07810 480 291

mike.willoughby@greenpartners.co.uk

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