



Regency Place, Winchcombe Street, Cheltenham, GL52 2AS

Retail Investment Opportunity

Subject to contract

- Rare Retail/Office Opportunity to Purchase virtual Freehold.
- Residential Development/Conversion Opportunity.
- Central Cheltenham Location.
- Short Term Leases also Considered.

Location

Cheltenham is a renowned regency spa town with a population of circa 113,000 and an estimated catchment of around 382,000. The town is known as the centre for the Cotswolds and is a major retailing and entertainment location, attracting circa 2 million visitors. Cheltenham is synonymous with horse racing and other well-established festivals throughout the year.

The Properties are located in a prominent position on the corner of Winchcombe Street and Albion Street within Cheltenham Town Centre alongside John Lewis.

Description

A collection of 13 self-contained retail units which form part of the ground floor of the recent Crest Nicholson development. Each unit is presented in shell condition and most benefit from kitchen and WC facilities. The permitted uses are A1 and A2 under the UCO (1987). This includes General Retail uses, Financial and Professional Services.

Accommodation

We calculate the following net internal floor areas:

Unit	Size sq ft	Size sq m
W1	(Under Offer)	(Under Offer)
W2	SOLD	SOLD
W3	SOLD	SOLD
W4	(Under Offer)	(Under Offer)
W5	(Under Offer)	(Under Offer)
W6	(Under Offer)	(Under Offer)
A1	(Under Offer)	(Under Offer)
A2	SOLD	SOLD
A3	SOLD	SOLD
A4-A5	365	33.9
A6	280	26.0
A7	366	34.0

Terms

We are instructed to seek offers for the sale of the long leasehold (250 years from 2017) interest in the units. The Landlord will also considering short term leases on the units – please contact the office for rental terms. Please note there is a ground rent of a peppercorn. The units are also available to let, please contact the office for more details. Quoting prices as below;

Unit	Quoting Price
W1	(Under Offer)
W2	SOLD
W3	SOLD
W4	(Under Offer)
W5	(Under Offer)
W6	(Under Offer)
A1	(Under Offer)
A2	SOLD
A3	SOLD
A4-A5	£123,000
A6	£81,000
A7	£105,000

Rates

Awaiting Assessment.

EPC

The Properties have a BRUKL assessment as currently built. Further details on application.

Value Added Tax

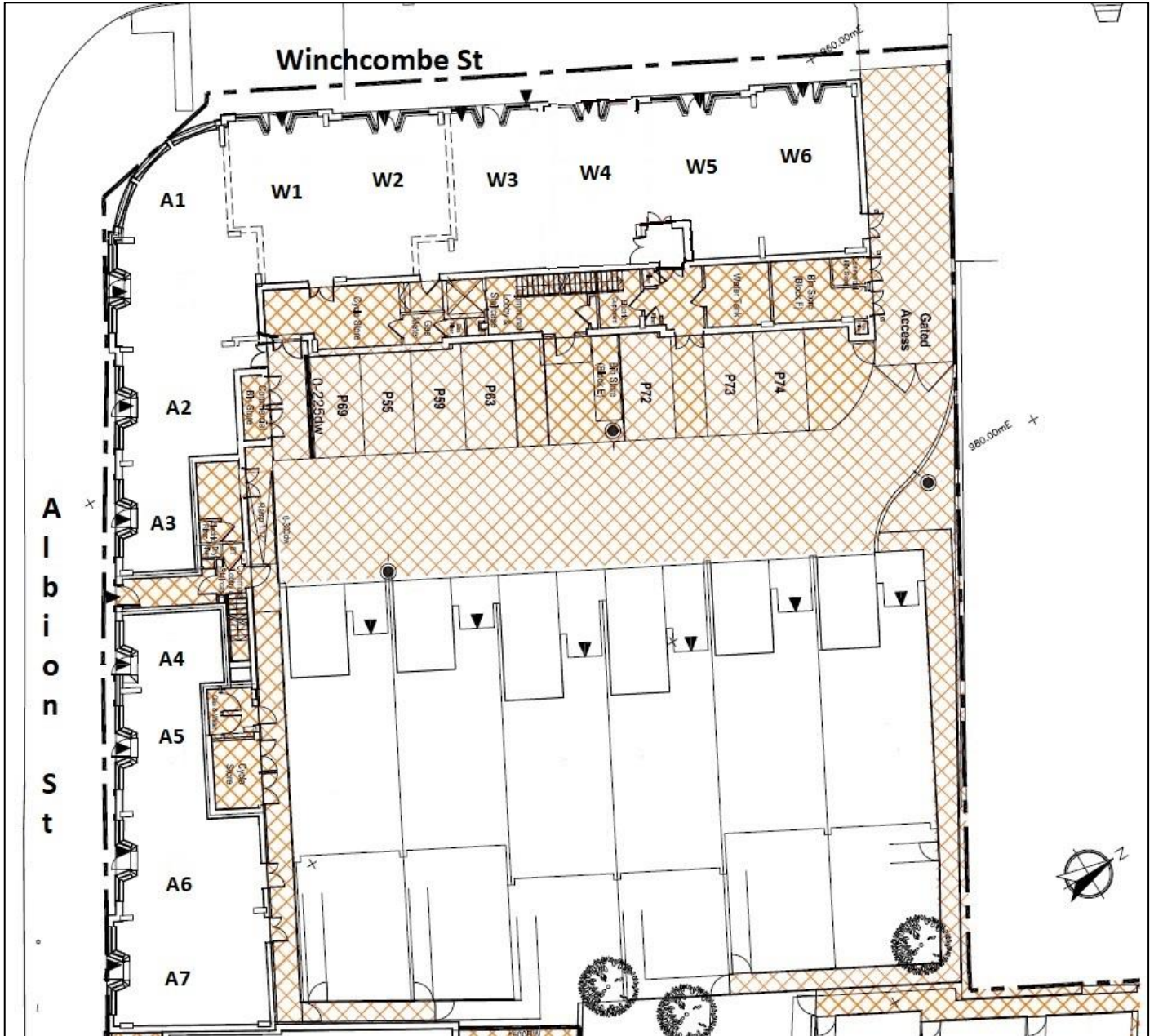
We understand that vat will be payable on the sale.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

Viewing

By appointment with the sole agents..



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