

RETAIL UNIT TO LET

6,230 ft² (578.8 m²)



PROMINENT
LOCATION



CLASS E
PLANNING



2 MILES FROM
THE M5



www.ipif.com/kingsditch

RETAIL UNIT TO LET

KINGSDITCH TRADE PARK

UPPERFIELD ROAD, CHELTENHAM, GL51 9NY



LOCATION

Unit P3 fronts Kingsditch Lane, which is a major thoroughfare approximately 2 miles west of Cheltenham town centre and 2 miles from the M5 motorway. This is a thriving retail and trade counter, incorporating the town's major retail parks.

DESCRIPTION

The unit has Class E planning permission, which allows retail use and adjoins Evans Cycles. There is a suspended ceiling internally and rear access/loading.

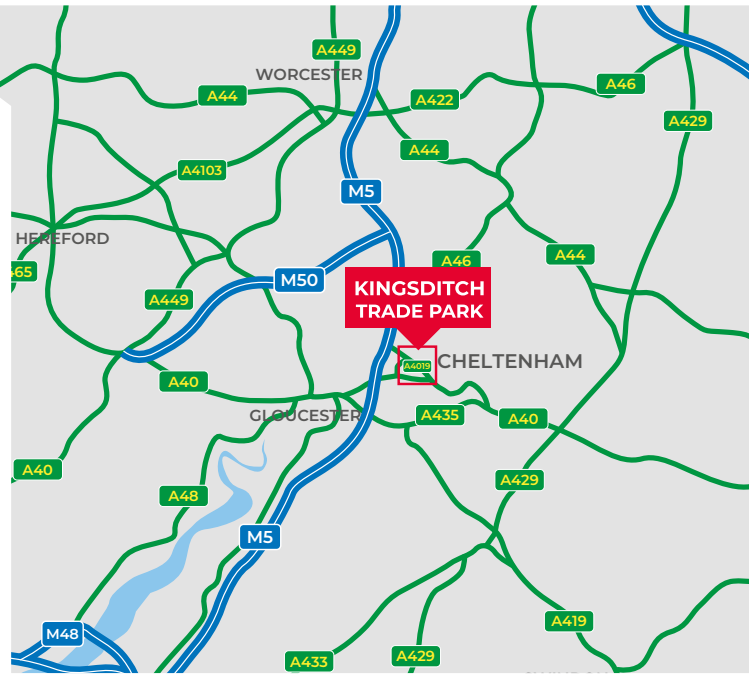
KEY FEATURES

- Highly prominent location
- Class E planning
- New leases available

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT P3	M ²	FT ²	EPC
Total	578.8	6,230	TBC



BUSINESS RATES

Rateable value £80,500. Source: Gov.uk. Rates payable are a proportion of rateable value.

LEASE TERMS

The units are available on a new full repairing and insuring lease.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

On behalf of the Landlord



Aaron Burns
aaron.burns@ipif.co.uk



Edward Jenkinson
edward.jenkinson@brutonknowles.co.uk



Richard Crabb
richard@thponline.co.uk
Oliver Workman
oliver@thponline.co.uk