thp
CHARTERED SURVEYORS

TO LET
CHELTENHAM

11, Clarence Street, Cheltenham, GL50 3JZ
Ground Floor and basement. Approx. 807 sq ft (75.0 sq m)

Subject to contract

- Use falls within Class E (Retail, Café, Restaurant etc).

- Strong Pitch close to Superdry, Wagamama and Yo Sushi.

- Ground Floor Sales, with Basement staff/storage.

- New lease available

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Location

The Property is located within Cheltenham Town Centre in an attractive period building. Situated in an excellent trading location close to Superdry just off the prime High Street and Promenade shopping areas. Other nearby occupiers include Primark, Boots, Wagamama and Yo Sushi.

Description

A regular shaped ground floor retail unit with staff area/ WC at the rear and useful basement accommodation for staff welfare/ stock. The unit has most recently been occupied as a barber shop, however it offers the potential for use as Retail, Café or restaurant.

Accommodation

We calculate the following approximate net internal floor areas:

Ground Floor	807 sq ft (75.0 sq m)
Basement	737 sq ft (70.0 sq m)
Total	1,544 sq ft (143.4 sq m)

Rates

Rateable Value: From 1 April 2023 - £27,250 (Source- Valuation Office website).

Rates payable are a proportion of the rateable value. Please enquire to Cheltenham Borough Council for more details.

Terms

To let by way of a new full repairing and insuring lease on terms to be agreed at a commencing rental of £35,000 per annum. The service charge will include upkeep of the exterior and structure, insurance etc and the proportion for the ground floor/basement will be 56%.

Legal Costs

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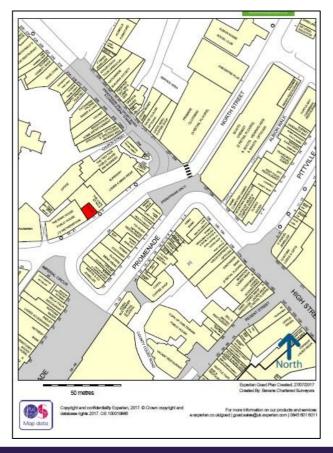
Value Added Tax

We understand that vat will **not** be payable on the rental.

EPC

The property has been assessed in band C (73). Further details on application.

Viewing

By prior appointment with the sole agents.