



**275-277 High Street,
Cheltenham, GL50 3HL**

From Approx. 1,870 sq ft (173.7 sq m) to 3,866 sq ft (359.2 sq m)

Subject to contract

- Rare Opportunity to Purchase Freehold Retail/Office.
- Residential Development/Conversion Opportunity (subject to consents).
- Central Cheltenham Location.
- **Final and Best Bids Deadline 12pm on Tuesday 30th April 2024.**

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 Property is located on the High Street adjacent to the Brewery Quarter Development.

Description

Two prominent buildings forming the last two units within a wider retail terrace. Internally the Properties provide five floors of accommodation which have been used most recently for retail purposes on the ground floor with the upper floors and basement used for storage/office/residential. The ground floors are both open plan with rear kitchens and WCs. The upper floors provide front and rear rooms either side of the central stairs. The two properties are currently interconnected by a doorway at the rear of the ground floor. We understand the use of these buildings will fall within Class E, therefore possible occupiers include Retail, Café, Clinic, etc. There is potential for residential conversion in part on the upper floors, subject to obtaining the necessary consents.

Accommodation

We calculate the following net internal floor areas:

275 High Street

Floor	Size sq ft	Size sq m
Ground	523	48.6
First	330	30.6
Second	334	31.0
Third	303	28.2
Basement	380	35.3
TOTAL	1,870	173.7

277 High Street

Floor	Size sq ft	Size sq m
Ground	705	65.5
First	319	29.6
Second	328	30.5
Third	312	29.0
Basement	332*	30.8*
TOTAL	1,996	185.4

*not inspected

Terms

We are instructed to offer the freehold interest in the two properties as individual units or combined with a guide price of £250,000 for No. 275 and £260,000 for No. 277. Should parties wish to put forward multiple offers for both and/or individual units these will all be considered. Please note there is **no** VAT payable. Final and best offers are invited by no later than 12pm on Tuesday 30th April 2024. Please note that our client is not bound to accept the highest, or indeed any offer.

Rates

The Properties have been assessed with rateable values as follows:

275 High Street £15,750

277 High Street £18,750

(Source Gov.uk).

EPC

The Properties are awaiting assessment. Please contact the office for more detail.

Value Added Tax

We understand that vat will **not** 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.