



FLAGSHIP RESTAURANT OPPORTUNITY IN CENTRAL CHELTENHAM

33-41 The Promenade, Cheltenham, Gloucestershire GL50 1NW

savills

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“ Savills is delighted to bring to the market a flagship restaurant opportunity in central Cheltenham extending to 5,867 sq ft over ground, first and second floors. ”

Rental Offers Invited for a New Lease

High footfall location fronting the Promenade in the centre of Cheltenham • Opposite House of Fraser and Regents Arcade Shopping Centre • New lease available • Fully fitted restaurant • Grade II Listed building
GIA: 545 Sq M (5,867 Sq Ft) over ground and two upper floors • Extensive external areas



Location

The premises, which most recently operated under the Cafe Rouge brand, is located in Cheltenham, an affluent spa town on the edge of the Cotswolds in Gloucestershire. Cheltenham has a population of 115,300 and benefited from 1.9 million day visitors, 1.1 million nights spent in the town and spending of over £162 million in 2018.

The property fronts onto The Promenade, an attractive pedestrianized thoroughfare opposite the entrance to House of Fraser in the heart of Cheltenham. The nearby 215,000 sq ft Regent Arcade Shopping Centre offers over 60 stores including Ernest Jones, Pandora, Timpson, The Body Shop and Holland & Barrett. Nearby restaurants include Bill's, Wagamama, Pret a Manger and Thorntons.

Cheltenham Spa train station is located 1.4 miles to the west and offers regular national rail services to London Paddington in 2 hours, Nottingham in 2 hours 4 minutes and Taunton in 1 hour 25 minutes.

Description

The property comprises a three storey mid terrace building of stone elevations beneath a flat roof.

Prior to closure, the restaurant benefited from a pavement licence fronting the Promenade for 22 tables and 54 customers.

Accommodation

Ground Floor

At ground floor level the premises were previously laid out to provide an open trading area with bar servery to the middle and seating on loose tables, chairs and booth seating for 98 customers. Disabled toilet and ancillary storage area are provided to the rear.

First

The first floor is accessed from an internal staircase at the front of the ground floor and comprises an additional trade area with central bar servery and seating on loose tables, chairs and booth seating for 86 customers. Externally, there is a terrace overlooking the Promenade with seating on loose tables and chairs for a further 34 customers. Ancillary accommodation to the rear comprises ladies and gentlemen's toilets, a number of storage rooms and a full trade kitchen with dumb waiter to ground floor.

Second

The second floor is accessed from the rear of the first floor and comprises staff changing facilities and further storage space.

Approximate Floor Areas

The premises has the following approximate gross internal floor areas:

FLOOR	SQ FT	SQ M
GROUND FLOOR	1,848	172
FIRST	3,036	282
SECOND	983	91
TOTAL	5,867	545

Rating

2017 £119,000

Planning

The property is Grade II Listed and located within Cheltenham Central Conservation Area.

Premises Licence

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises are permitted to sell alcohol at the following times:

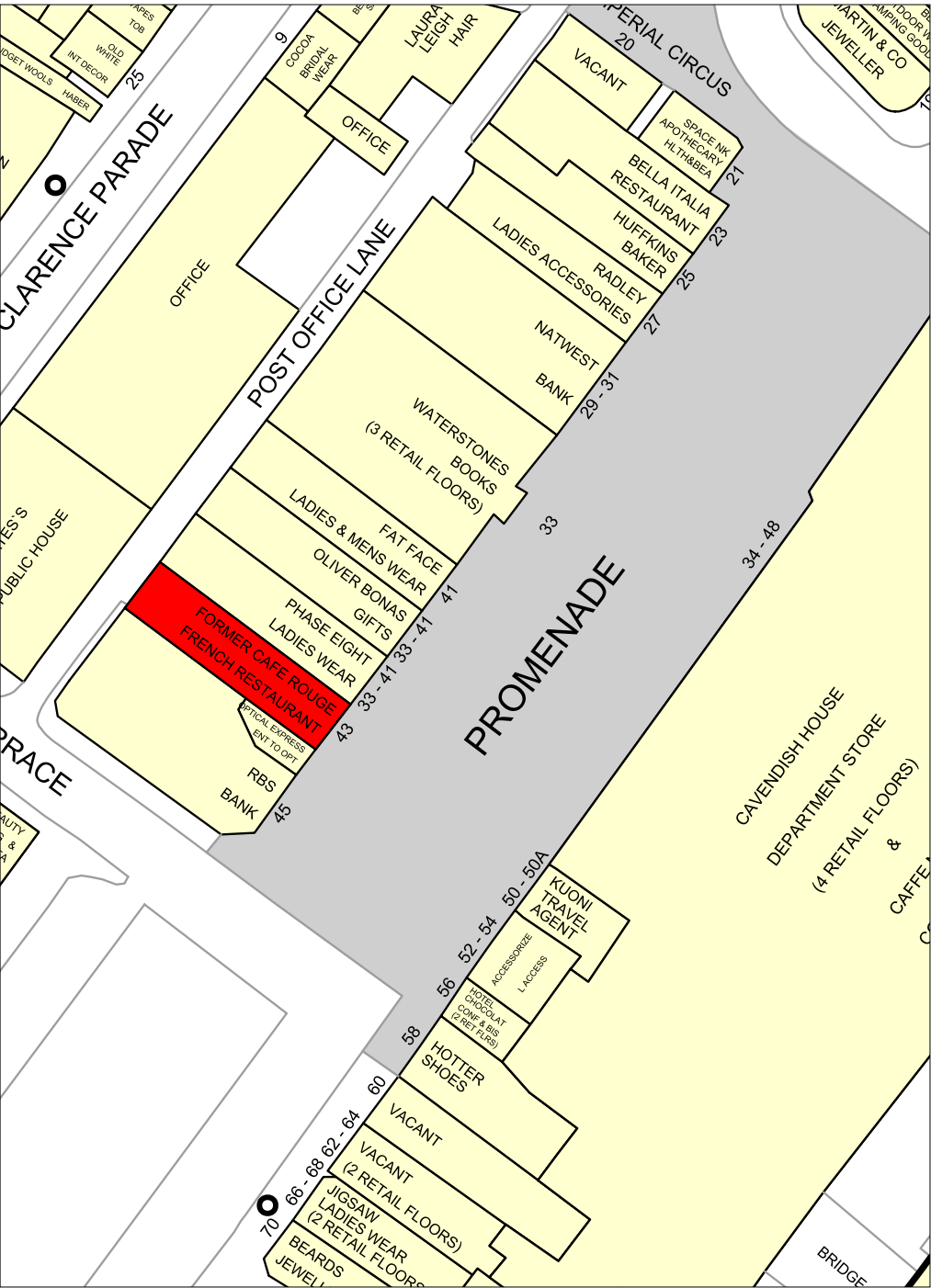
- Monday to Saturday 09:00 – 00:00
- Sunday 09:00 – 23:30

Fixtures and Fittings

The restaurant is fully fitted and the fixtures and fittings can be included with any new letting of the property.

Tenure

Rental offers are invited for a new lease of the entire property on terms to be negotiated. The service charge is to be confirmed.







Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all Purchasers (including Tenants). Prospective tenants will need to provide proof of identity and residence.

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Viewing

The unit is currently closed so all viewings must be arranged by prior appointment via the sole agents Savills.

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