

FOR SALE

Freehold Investment

High Street/Cambray Place, Cheltenham,
Gloucestershire, GL50 1EG

Commercial Investment Opportunity TWO RETAIL UNITS

£950,000

Nearby retailers:

M&S



John Lewis

TESCO

H&M



- Prime town centre retail units
- Adjacent to John Lewis department store
- Well located close to H&M, Next, Tesco Express and Costa Coffee
- Investment consisting of two ground floor retail units with tenants in situ leases than run until 2028

LCP.
part of MCore

0117 990
2200

searchlcp.co.uk



High Street/Cambray Place, Cheltenham, Gloucestershire, GL50 1EG

A GREAT PLACE TO SHOP

Cheltenham is a major regional centre with a shopping population of approx. 250,000 people. The property is located in a prime location on the corner of High Street/Cambray Place. It sits on a pedestrianised section of the High Street and nearby occupiers include M&S, Boots, Vision Express, Pret, Topshop, H&M, River Island, O2, Primark and Next.



Bustling town centre location



Area benefits from variety of big-name retailers



Popular pedestrianised shopping street

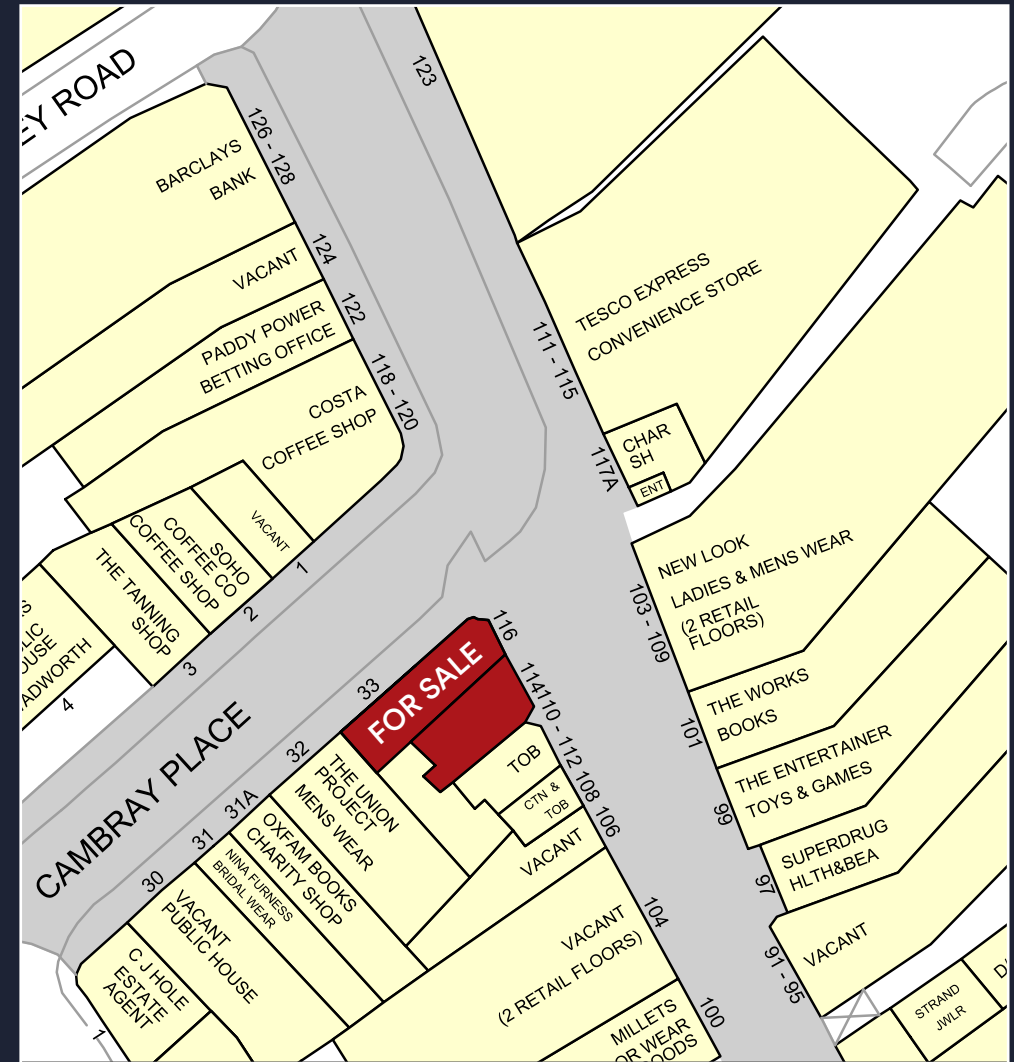
GREAT RETAIL OPPORTUNITIES

Description

Cheltenham, a historic and charming regency spa town, lies 38 miles northeast of Bristol and 41 miles south of Birmingham, nestled on the western fringes of the picturesque Cotswolds. The town enjoys excellent road connectivity, situated just east of the M5 motorway (accessible via Junctions 10 and 11) through the A40 and the A4019. Cheltenham Spa Rail Station serves as a vital transportation hub, offering regular services to key destinations such as Bristol Temple Meads, Birmingham New Street, and London Paddington.

The property occupies a prominent position in the town center, situated on the western side of a pedestrianized stretch of the High Street. Notable neighboring occupiers include John Lewis Department Store, Next, Costa, H&M, Tesco Express, and Barclays, among others. This vibrant commercial environment contributes to the property's appeal and potential.

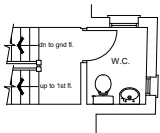
The upper parts consist of residential which has already been sold off on a long lease, no ground rent.



Tenancy Schedule

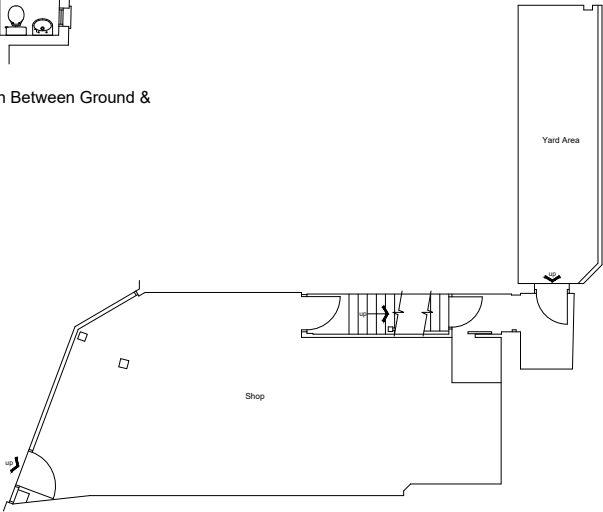
UNIT	SECTOR		AREA (SQ.FT.)	PASSING RENT (GBP)	START DATE	END DATE	Break
114 High Street	Retail	Jessica's Sweets Cheltenham and Gloucester Limited	1,258	£24,500	12/09/2023	11/09/2028	
Ground Floor & Basement, 116 High Street	Retail	JG Foods Limited.	1,923	£61,000	27/11/2018	26/11/2028	

Property comes with a service charge including management fee income to the owner



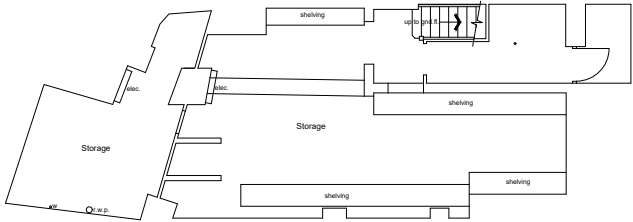
Mid Landing Plan Between Ground & First Floor.

114 Only

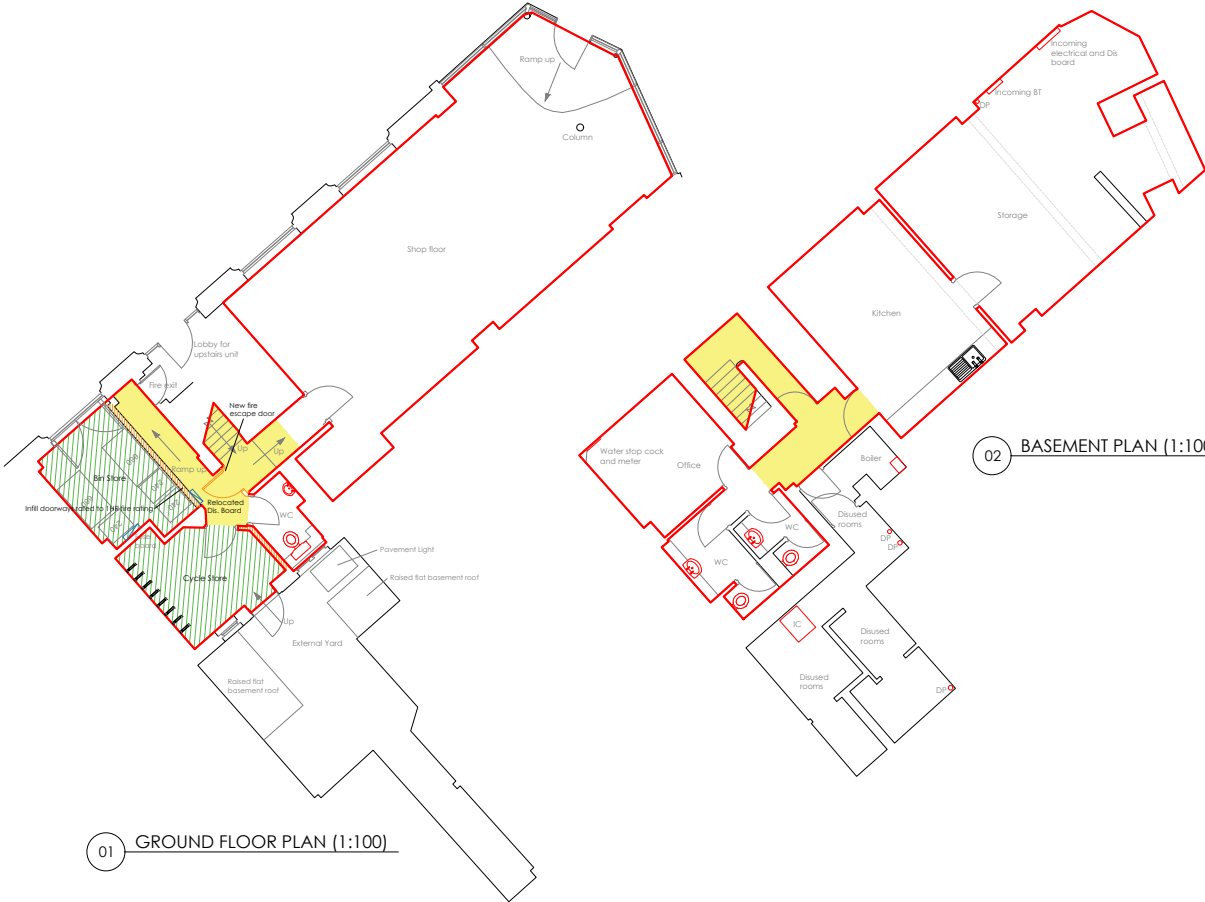


Ground Floor Plan

114 Only



Basement Floor Plan



01 GROUND FLOOR PLAN (1:100)

02 BASEMENT PLAN (1:100)

High Street/Cambray Place, Cheltenham, Gloucestershire, GL50 1EG

PROMINENT RETAIL LOCATION

Location - GL50 1EG

The property is situated in Cheltenham, directly on the high street of the town centre. The historic town is renowned for the Cheltenham Festival, 4 days of horseracing culminating in the Gold Cup. The block is situated on the corner of High Street and Cambray Place, and benefits from a popular high street with a variety of retail and leisure offerings.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Both units are currently E class. Subject to planning. It is the purchasers responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

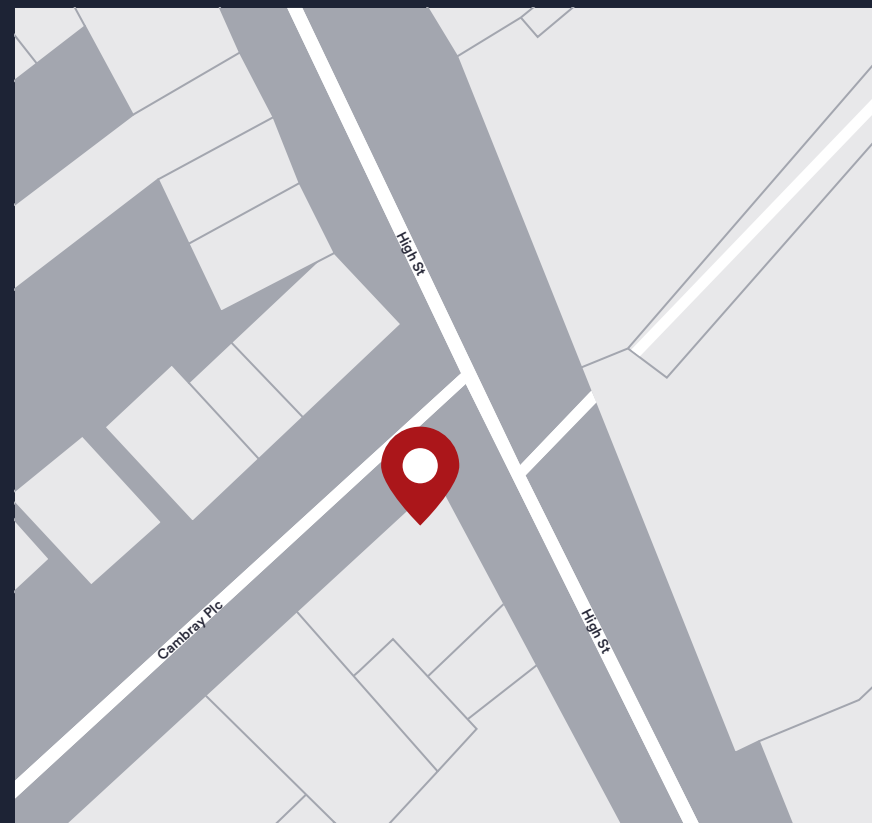
Each party is responsible for their own legal costs.

VIEWING

Strictly via prior appointment with the appointed agents:

*Potential occupiers to make own enquiries to clarify accuracy of data.

MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.



Owned and Managed by

LCP.
part of M²Core

0117 990
2200



searchlcp.co.uk

George Watson
M: 07423 662487
E: gwatson@lcpproperties.co.uk