

193 High Street Cheltenham

Colliers

Retail Unit To Let
Prime High Street Location
Subject to VP



Location

The premises are situated in a prime location on the High Street in Cheltenham.

The subject premises are adjacent to Clarks and Muffin Break, and in close proximity to Boots, Primark, Lush, Vision Express, Monsoon and M&S.

Accommodation

The premises are arranged over ground, first and second floors. The premises provide the following net internal floor areas:

Ground Floor	1,680 sq ft	156 sqm
First Floor	888 sq ft	82 sqm
Second Floor	261 sq ft	24 sqm

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

On application.

Rates

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Ratable Value	£148,000
UBR (2024/5)	54.6p
Rates Payable	£80.808

Prospective tenants are to confirm any rating liability directly with the local authority.

Service Charge

The service charge is c £5,000 pa

Costs

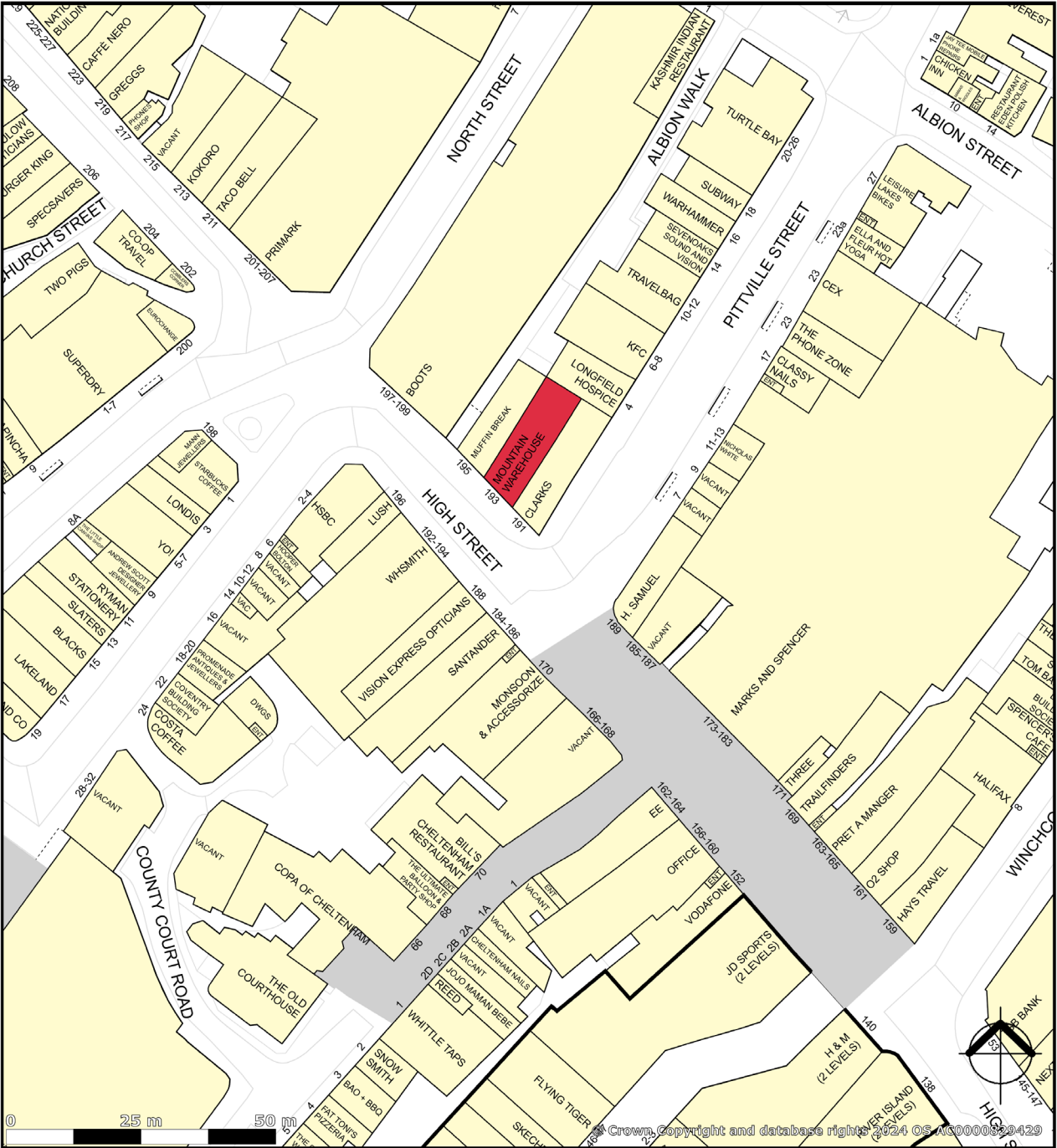
Each party to be responsible for their own legal and all other professional costs incurred in this transaction.

EPC

An Energy Performance Certificate for the property is available on request.

[Colliers.com/uk/retail](https://colliers.com/uk/retail)

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Plotted Scale - 1:1,000

Ready to talk?

Appointments to view must be arranged via agents Colliers:

Megan Orr

+44 7802 338293
Megan.Orr@colliers.com

Or via joint agents Prime
Retail Property



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