

RETAIL PREMISES TO LET

50 Winchcombe Street

Cheltenham GL52 2ND



Ground Floor 1937sq ft (179.95 sq m) plus first floor, cellar and roof terrace

Location

The property is situated in Winchcombe Street just north of the High Street and benefits from high traffic flow. The Street is one of the main arterial routes from the north into Cheltenham. There are several car parks in the immediate area as well as roadside parking. The Beechwood Shopping centre is a short walk and provides more parking and a direct link through to the High Street. Other nearby occupants include specialist retail outlets, food related, restaurants, interior design, financial services, travel and Estate agencies. Crest Nicholson is to develop the Odeon Cinema site opposite and work on the North Place and Portland Street development site, for the development of a new Morrisons Superstore and a large scale residential scheme, is to start shortly.

Description

The property is a two storey semi detached property built of brick with a pitched, tiled roof. The unit benefits from a cellar (1.72m high). Other features include:

- Gross frontage 6.1 m (20 ft)
- Carpeted with wooden inlay on ground floor
- Suspended ceilings with Cat II lighting and spot lights
- Ceiling mounted Comfort Cooling cassettes
- Gas fired central heating.
- Male and Female WCs, Kitchenette and office to first floor
- Wooden decking over terrace on first floor

Accommodation

| | Sq Ft | Sq M |
|----------------------|--------------|-------------|
| Ground Floor: | 1937 | 179.95 |
| First Floor : | 1152 | 107.00 |
| Kitchen | 110 | 10.23 |
| TOTAL NIA | 3199 sq ft | 297.18 sq m |
| Plus cellar | 1256 sq ft | 116.64 sq m |

Terms

The property is available to lease on a full repairing and insuring basis for a term of years to be agreed.

Rental

The premises are available at an asking rental of £22,500.00 pa exclusive.

Rates

The rateable value of the property is £11750.00. Further enquiries can be made at The Cheltenham Borough Council on 01242 262626

Legal Costs

Each party to be responsible for their own legal costs.

EPC

An environmental performance certificate is available upon request.

VAT

All figures are exclusive of VAT

Viewing

By appointment with the sole agent Noyes Lewis Commercial Property



Interior of the unit on the ground floor