



# TO LET

City Centre Retail Unit

1,769 sq.ft (164 sq.m)

**Unit 33**, 116 High Street, Cambray Place, Cheltenham, Gloucestershire, **GL50 1EG**

- Superb prominent high street location
- High footfall area
- Consent for A3, also suitable for other retail uses
- Tenants include Santander and STA Travel

## DESCRIPTION

Prominently situated in one of Cheltenham's main shopping areas in the centre of the town. The premises benefits from an attractive corner position and period features. Nearby traders include New Look, H&M, River Island, The Entertainer and Next.

## LOCATION - GL50 1EG

Cheltenham Spa, is a regency spa town and borough which is located on the edge of the Cotswolds, an area of outstanding natural beauty in Gloucestershire, England. From M5 motorway, get off at Junction 11.

## AREAS

(approx. NIA)

	Sq.ft	Sq.m
Ground floor	1,769	164

The landlord may consider splitting the units into two smaller areas. Details on application.

## RENT & RATES

Available on application. The property is elected for VAT.

## SERVICE CHARGE & INSURANCE

The premises participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

## ENERGY PERFORMANCE

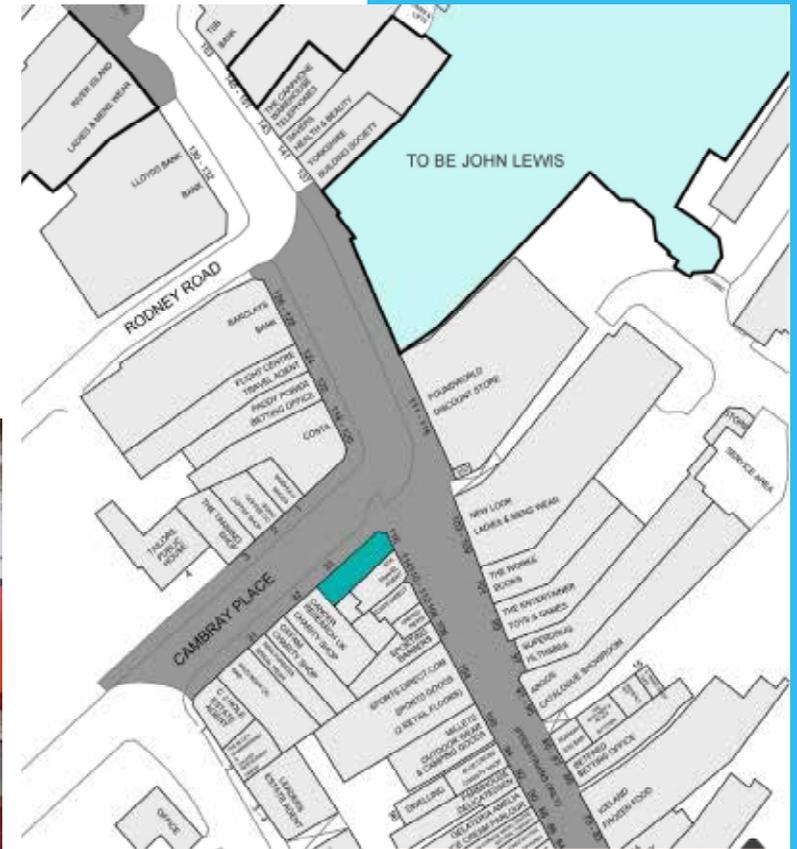
Further information available upon request.

## PLANNING

A1 Shops, A2 Financial/Professional, A3 Restaurants/Cafes, A5 Takeaways - subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



## VIEWING

Strictly via prior appointment with the appointed agent:

**Unit 33, 116 High Street, Cambray Place, Cheltenham, Gloucestershire, GL50 1EG**

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