



25/27 Pittville Street, Cheltenham,  
Gloucestershire GL52 2LN

- Flexible accommodation over four floors
- Town centre location with extensive window frontage
- Close proximity to Cheltenham's High Street

To Let  
Shop  
with  
uppers

290.54 - 688.55 sq m  
(3,127 - 7,411 sq ft)  
approx



T. 01242 244744

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## Location

With a population of around 120,000, Cheltenham is an important regional shopping location serving an extensive catchment area. The town is renowned for its range, quality of shopping and it's festivals attract many visitors throughout the year.

The subject premises occupy a prominent position on Pittville Street, with return frontage onto Albion Street. Less than 100m from the prime section of the High Street. Nearby occupiers include Marks & Spencer (Food entrance), CEX, Turtle Bay, Boots the Chemist, KFC and Longfield Charity Shop.  
[What3words ///blitz.winner.doors](#)

## Description

The premises comprise two buildings which have openings in between to create a combination of open plan sales and separate storage/back of house areas. Accommodation is arranged over four floors, and currently provides ground and first floors sales, basement workshop/storage and second floor stores.

The Pittville Street elevation has a gross frontage over 20 meters, and Albion Street frontage over 10 meters. Benefitting from plenty of natural light across three floors, the property provides flexibility for a range of uses (subject to planning).

## Terms

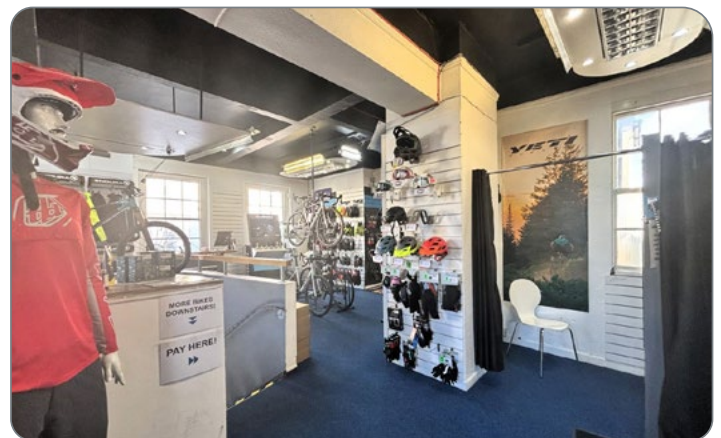
Available on a new (effectively) full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews. Subject to vacant possession.

## Rent

Upon application.

## Legal Costs

Each party to bear its own legal costs incurred in the transaction.



Disclaimer: KBW Property Limited for themselves and for the clients of this property for whom they represent give notice that: a) the particulars are for guidance only and do not constitute an offer or contract. b) all descriptions, dimensions, areas, comments on condition and references to planning consents and permitted uses, and other details referred to are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness by inspection or otherwise. c) no person employed by KBW Property Limited has any authority to make any representation of warranty whatsoever in relation to this property.

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## Accommodation

### No. 25

Ground	99.59 sq m (1,072 sq ft)
Basement	137.01 sq m (1,475 sq ft)
First	78.43 sq m (844 sq ft)
Second	82.98 sq m (893 sq ft)
<b>Total</b>	<b>398.01 sq m (4,284 sq ft)</b>

### No. 27

Ground	111.80 sq m (1,203 sq ft)
Basement	(n/a)
First	100.61 sq m (1,083 sq ft)
Second	78.12 sq m (841 sq ft)
<b>Total</b>	<b>290.54 sq m (3,127 sq ft)</b>

**Total combined floor areas 688.55 sq m (7,411 sq ft)**

## Rates

Combined Rateable Value: £85,000 (please note that the property may need to be reassessed).

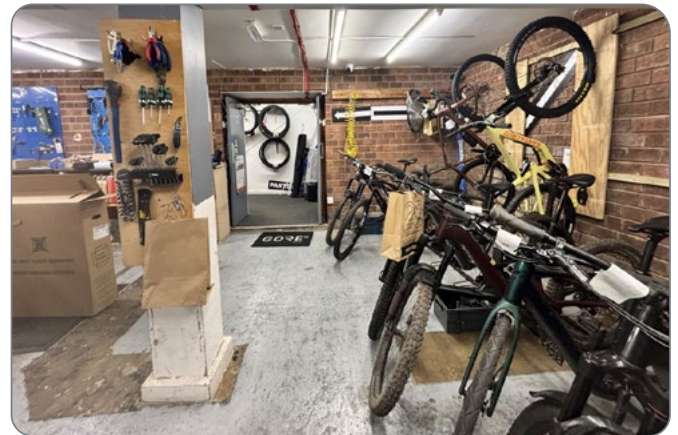
Please note that these are not the amounts payable, a proportion of these amounts is liable to be paid by the occupiers, subject to any reliefs available.

The above information was obtained from the Valuation Office website. Interested parties should make their

own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable.

## Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.



## EPC

C (72). Please contact the office for a copy of the full report.

## VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position

by taking appropriate professional advice.

## Viewings

By prior appointment with the sole agent KBW.

REF:621082

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