

Cheltenham - 61 High Street, Gloucestershire GL50 1DU  
Three-Storey Retail Premises to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Cheltenham - 61 High Street, Gloucestershire GL50 1DU

## Three-Storey Retail Premises to Rent



### Property Features:

- Comprises three-storey retail premises
- VAT is NOT applicable to this property
- Suitable for variety of uses (Class E)
- Available on a new lease with flexible terms
- Benefits from strong public transport links, with several bus services operating along the High Street
- Occupiers nearby include Iceland, Betfred, Subway, Restaurants, Hair Salon and many more.



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### Property Description:

Comprises ground floor retail shop with ancillary accommodation at basement, first and second floor, providing the following accommodation and dimensions:

Ground Floor: 54 sq m (580 sq ft)

Open plan retail, storage, wc

First Floor: 46 sq m (500 sq ft)

Ancillary, storage

Second Floor: 46 sq m (500 sq ft)

Ancillary, storage

Basement: 23 sq m (250 sq ft)

Storage

**Total GIA: 169 sq m (1,830 sq ft)**



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £565.38 per week (PCM: £2,450)

Deposit: £7,350 (3 Months)



### Rateable Value:

Rateable Value - £16,000 p.a.

Rates Payable - £8,800 p.a.

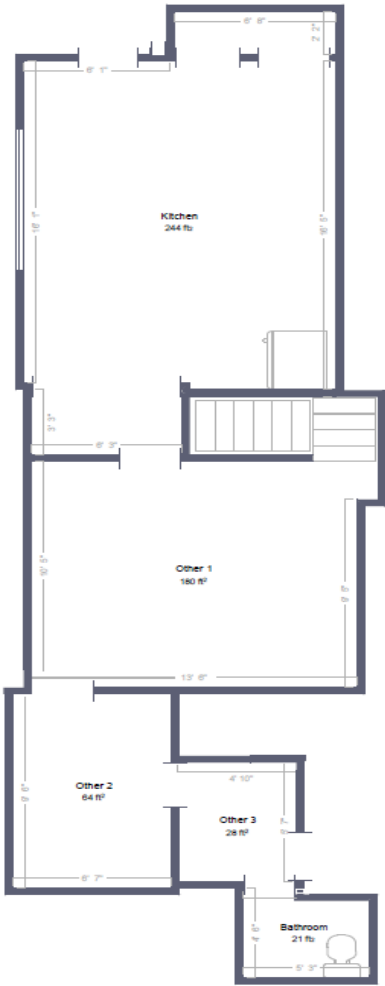


### EPC:

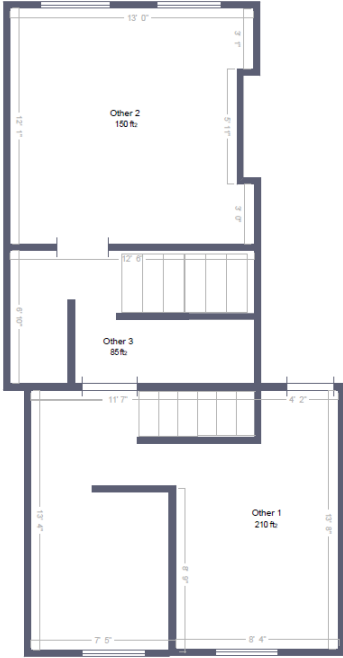
The property benefits from a C Rating. Certificate and further details available on request.

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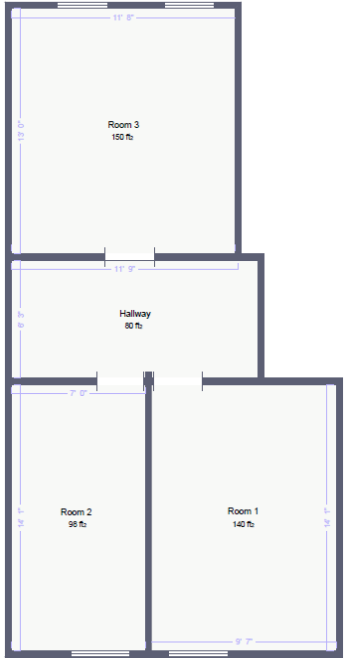
## Three-Storey Retail Premises to Rent



Ground Floor



First Floor



Second Floor



Basement

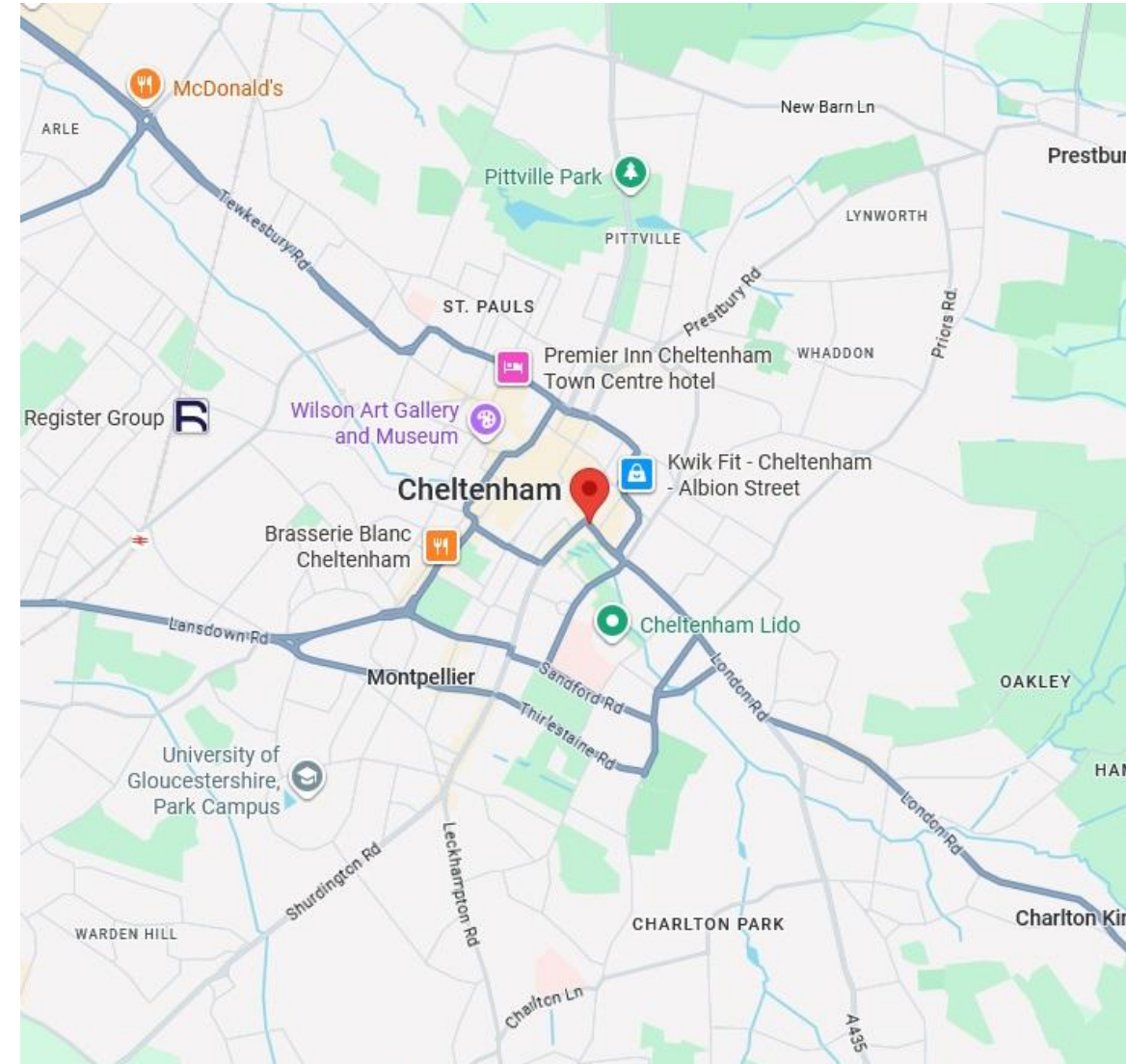
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### Location:

Cheltenham is an historic and attractive spa town located in the heart of the Cotswolds, located approximately 8 miles north-east of Gloucester, 21 miles south of Worcester and 38 miles north-west of Oxford. The M5 Motorway lies to the west of the town (accessed via Js 10 & 11) and the A40 provides links to Oxford and the M40. Cheltenham Spa Rail Station provides regular services to Bristol Temple Meads, Birmingham New Street, Cardiff and London Paddington. The property benefits from strong public transport links, with several bus services operating along the High Street and frequent rail services from Cheltenham Spa providing regional and national connectivity. Occupiers nearby include Iceland, Betfred, Subway, Restaurants, Hair Salon and many more.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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