

Cheltenham - 61 High Street, Gloucestershire GL50 1DU  
Freehold Three-Storey Retail Premises Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Cheltenham - 61 High Street, Gloucestershire GL50 1DU

## Freehold Three-Storey Retail Premises Investment



### Investment Consideration:

- Purchase Price: £325,000
- Vacant possession
- ERV: £30,000 p.a. GIY: 9.23%
- VAT is NOT applicable to this property
- Comprises three-storey retail premises (Class E)
- Residential development potential of upper floors, subject to obtaining the necessary consents
- 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)**

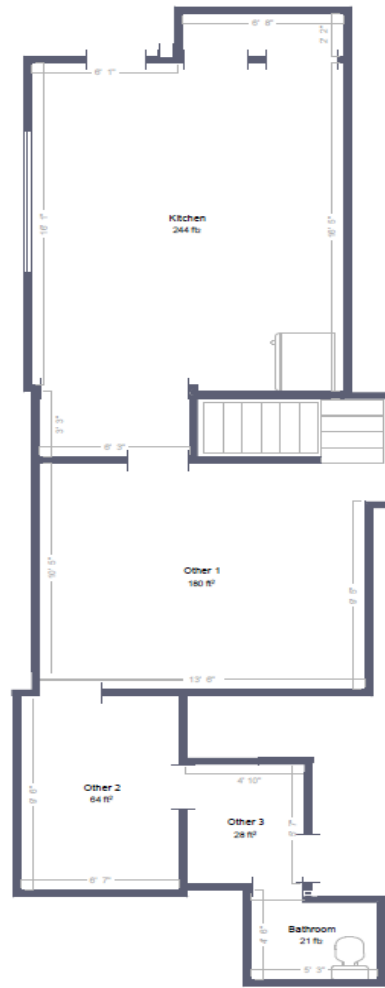
### Tenancy:

The entire property is at present vacant. ERV: £30,000 p.a.

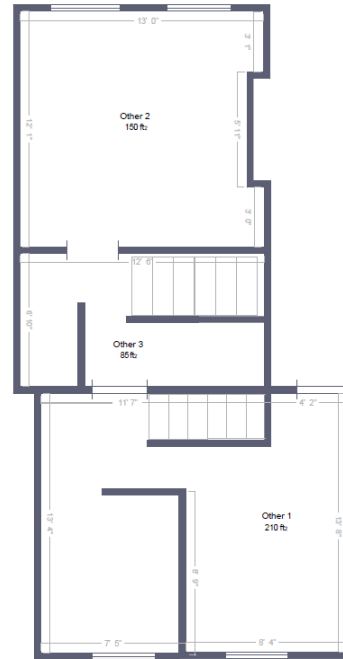


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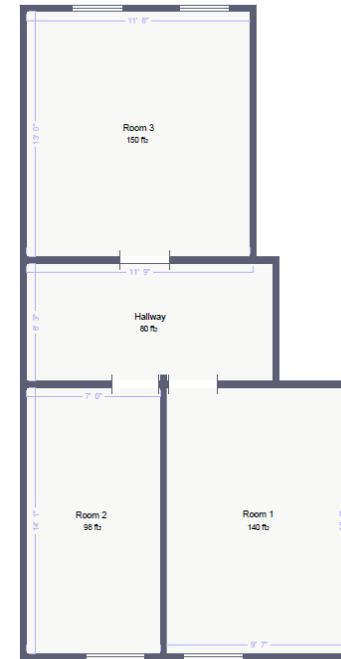
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Ground Floor



First Floor



Second Floor



Basement

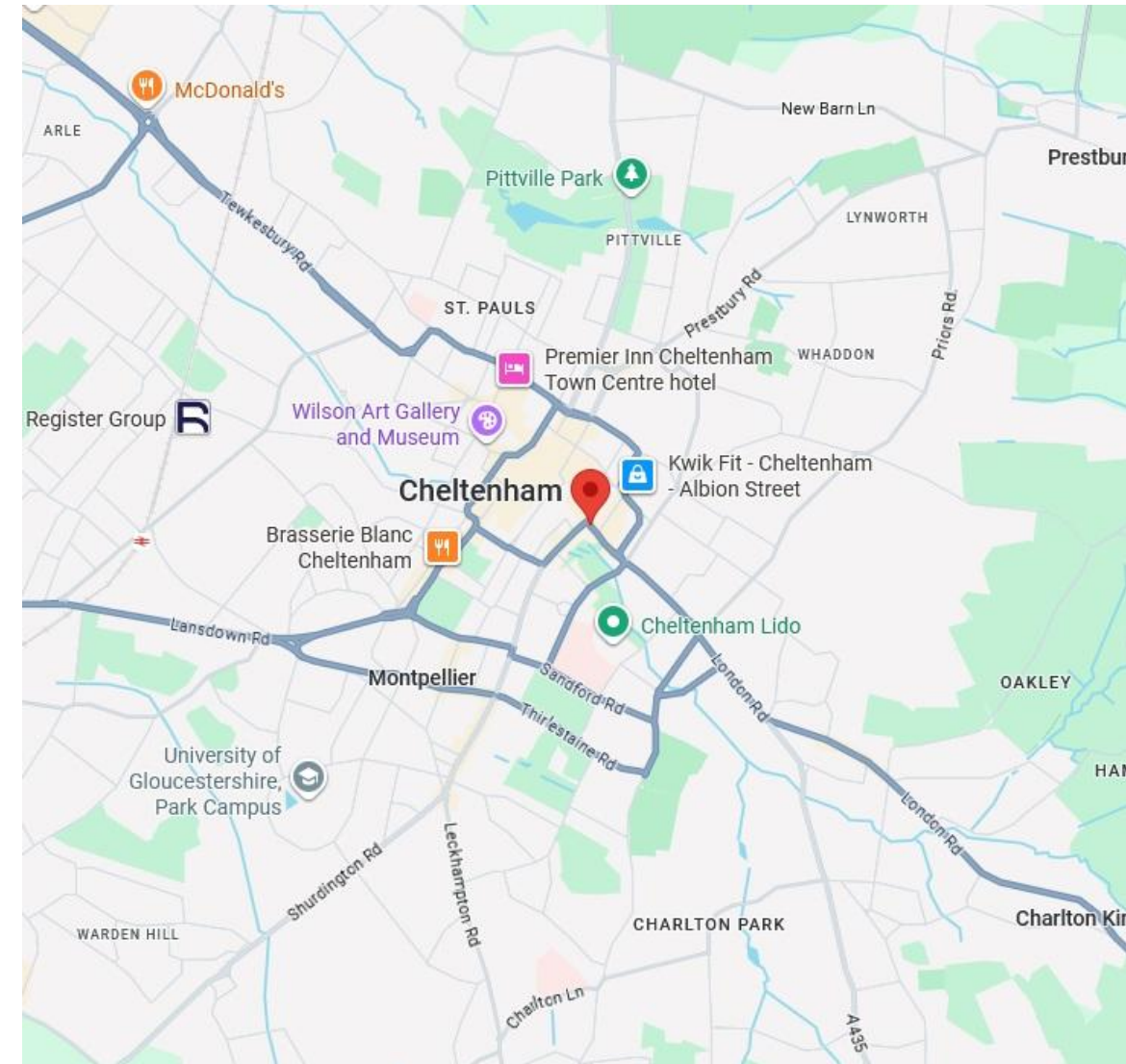
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### Location:

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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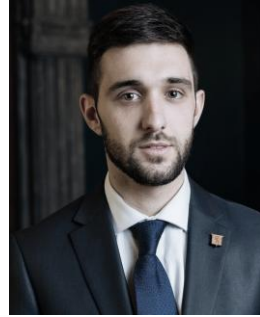
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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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