

BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**9 GROSVENOR STREET
CHELTENHAM
GL52 2SG**



**TO LET
23.42 SQM (252 SQ FT)**

- **RETAIL UNIT JUST OFF HIGH STREET**
 - **OPEN PLAN ACCOMMODATION**
 - **NO TAKEAWAY USE PERMITTED**
 - **£500 PER CALENDAR MONTH (6kpa)**
 - **NEW LEASE**
 - **AVAILABLE IN JAN 2024**
 - **EXISTING TENANT RELOCATING**



12 Rodney Road, Cheltenham GL50 1JJ
Tel: 01242 512299 Fax: 01242 518989

LOCATION

The property can be located towards the southern side of Grosvenor Street close to the main arterial ring Road and just off the High Street in Cheltenham.

DESCRIPTION

The premises comprise of a ground floor retailing shop with disabled lavatory and small kitchen facility. The premises are light and bright with a large window display.

ACCOMMODATION

Main Area 3.3m x 6.37m = 21.02 sqm

Side Area 1.59m x 1.56m = 2.4 sqm

TOTAL AREA 23.42 sqm (254 sq ft)

USE

The property was previously used as Hairdressing salon. The property can be used for any use under Use Class Order E. The landlord does not want the property to be used for takeaway purposes (A5)

SERVICES It is understood that there is mains electricity, water, gas and drainage available to this site.

RATEABLE VALUE (2023) £4800 (With Relief = No Rates Payable)

TERM

The premises are available to rent by way of a new lease for a term to be agreed with the Landlord, at a rent of £500pcm (**£6000pa**). Please note the landlord will require a deposit of three months' rent.



Please Note:

MISREPRESENTATION ACT: These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND: None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

VALUE ADDED TAX: V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.

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