

# BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**21 LYNWORTH EXCHANGE  
MENDIP ROAD  
CHELTENHAM GL52 5EQ**

**Use Class E - RETAIL UNIT  
TO LET**



- **OPEN PLAN RETAIL UNIT**
  - **HIGHLY VISIBLE**
    - **£7500PA**
  - **AVAILABLE JUNE 2026**
- **THREE MONTH DEPOSIT REQUIRED**



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

## LOCATION

The premises can be located two miles to the North East of Cheltenham town centre. The property can be found within the Lynworth area of Cheltenham adjoining the main shopping area.

## DESCRIPTION

The property comprises of ground floor retailing unit which has kitchen and WC facilities along with dedicated storage area.

## ACCOMMODATION (Areas and measurements approximate only) (NIA)

Main Sales Area	8.60m x 3.83m =32.93 sq m
Middle Side Kitchen	1.5m x 1.5m = 2.25 sq m
Front Side Store	2.87m x 2.32m = 6.65 sq m

**TOTAL AREA: 41.83 sq m (450 sq ft)**

**SERVICES** Water, drainage, gas and electricity are available to the property.

EPC – 107E (Expires 28/3/2027)

**BUSINESS RATES - Rateable Value (2026) £7300 Rates Payable £0 With Relief**

## TERMS

The premises are offered to be let by way of a new internal, repairing and insuring lease for a term to be negotiated with the landlord.

## RENTAL

The premises are available to rent at £7500 per annum. (£625 per calendar month)

**DEPOSIT** – Three months' rent is to be left with the landlord as a deposit. (£1875)

**LEGALS** The prospective tenant is to contribute towards the landlord's legal costs.



### 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.