CHELTENHAM – 195 HIGH STREET
PRIME A1 RETAIL OPPORTUNITY

Location
The subject property occupies a prominent, prime position on High Street, Cheltenham. The unit is at the junction with Promenade and close to the entrance of the town’s primary shopping center, Regents Arcade.

Located adjacent to Boots and Mountain Warehouse and in close proximity to Primark, Marks & Spencer and Clarks. The new John Lewis store is only a short walk away.

Demise
The property is arranged over ground, first and second floors, comprising the following approximate dimensions and areas:

<table>
<thead>
<tr>
<th>Net Frontage:</th>
<th>22’ 7”</th>
<th>6.9 m</th>
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<tbody>
<tr>
<td>Ground Floor:</td>
<td>1,204 sq ft</td>
<td>112 sq m</td>
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<tr>
<td>First Floor:</td>
<td>806 sq ft</td>
<td>75 sq m</td>
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<tr>
<td>Second Floor:</td>
<td>757 sq ft</td>
<td>70 sq m</td>
</tr>
<tr>
<td>Total:</td>
<td>2,767 sq ft</td>
<td>257 sq m</td>
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Tenure
A new effective FRI lease for a term of years to be agreed.

Rent
On application.

Rates
Rateable Value: £114,000

Interested parties are advised to make their own enquiries to Cheltenham Borough Council on 01242 262626.

Service Charge
We are advised that the service charge for 2019/20 is £2,071.82 + VAT.

EPC
Available upon request.

Further Information
For further information or to arrange a viewing please contact:

Joe Martin 020 7190 9805 07493 341 431 joe@robinsonwebster.co.uk

Liam Jones 020 7190 9804 07990 335 016 liam@robinsonwebster.co.uk

Or alternatively our joint agents Prime Retail on 020 7016 5340.

020 7190 9801 robinsonwebster.com
Misrepresentation Act - Robinson Webster act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property.

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50 metres

Cheltenham

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Map data: Mapdata

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