



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



CHELTENHAM, 62-64 PROMENADE

A1 RETAIL OPPORTUNITY

Location

The subject premises occupy a prominent location on Promenade, adjacent to **Jigsaw** and **Beards Jewellers** and within immediate proximity to **House of Fraser, Phase Eight, Hotel Chocolat, T2** and **Jo Malone**.

Accommodation

The property is arranged over ground, basement and upper floors and comprises the following approximate areas:

Internal width	20'8 / 6.3m
Shop Depth (sales)	42'0 / 12.8m

Ground floor sales	797 sq ft
Mezzanine sales	494 sq ft
First sales	1042 sq ft
First Ancillary	121 sq ft
Second Ancillary	600 sq ft
Basement Ancillary	489 sq ft

Tenure

A new 10 year FRI lease, subject to an upward only rent review at year 5.

Rent

£147,500 per annum exclusive.

Rates

Rateable Value:	£140,000
Rates Payable 17/18:	£69,580

Interested parties are advised to make their own enquiries.

Viewing and Further Information

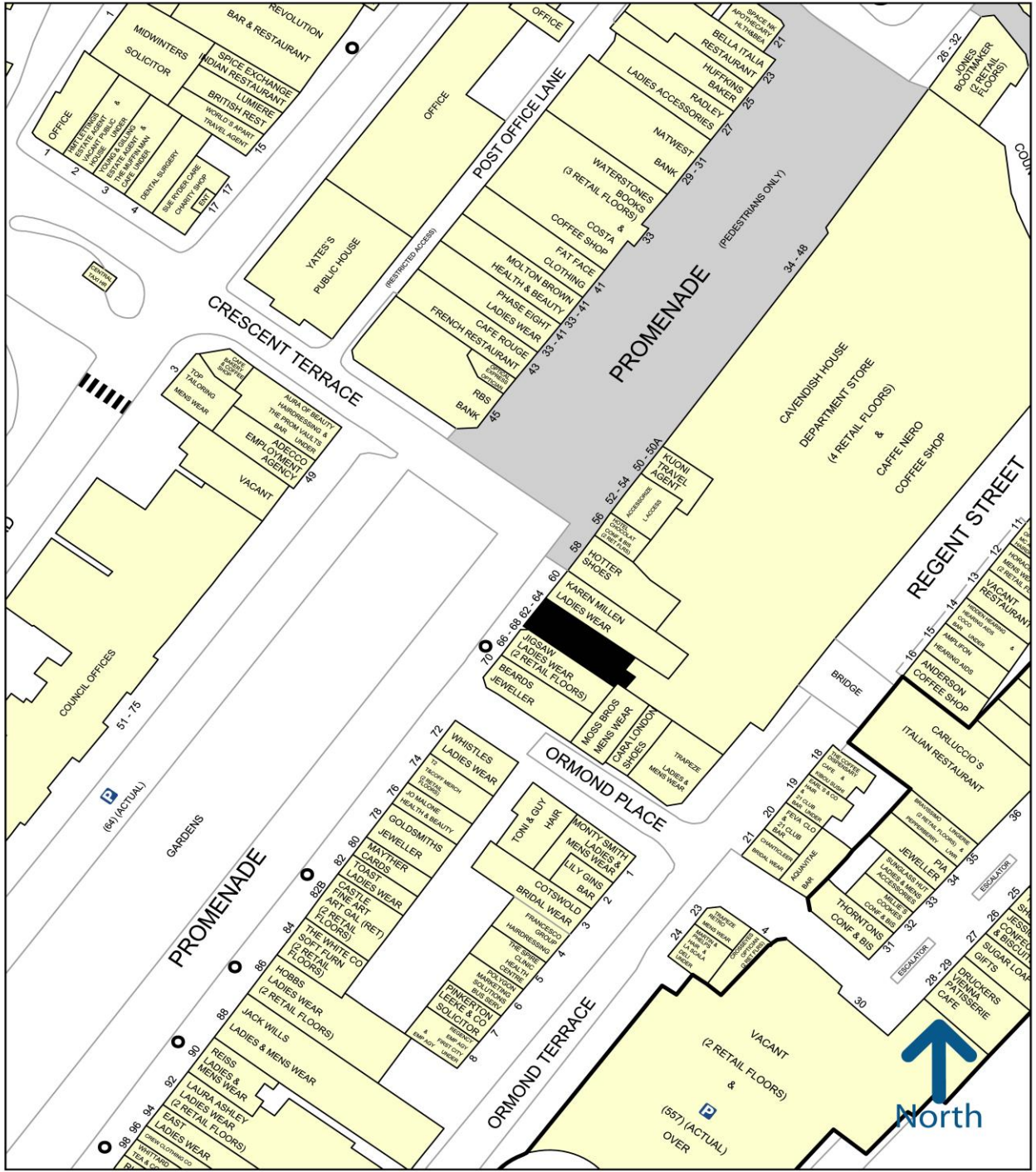
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