



# 189 High Street

Cheltenham

## Rent

£124,750 per annum exclusive

## VAT

All figures are quoted exclusive of VAT, if applicable.

## Accommodation

Approximate net internal areas:

|               |                    |                   |
|---------------|--------------------|-------------------|
| Ground Floor  | 1,259 sq ft        | 117 sq m          |
| First Floor   | 1,712 sq ft        | 159.1 sq m        |
| <b>Total:</b> | <b>2,971 sq ft</b> | <b>276.1 sq m</b> |

(Interested parties are advised to verify these areas on site by prior appointment)

## Incentives

Available subject to covenant strength

**PRIME LEASE FOR SALE** (subject to relocation)

## Property Highlights

- Prime corner unit
- High footfall
- Return frontage

## Location

Located in a prime position on the High Street with nearby occupiers including Marks & Spencer, Topshop/Topman, Pret a Manger, French Connection, WHSmith and Clarks..

## Description

The property comprises a prime retail unit with accommodation on ground and first floors.

## Tenure

The property is available by way of an assignment of the existing lease expiring 29th September 2024. The lease is inside the provisions of the Landlord and Tenant Act.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

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# NEWMARK

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## Business Rates

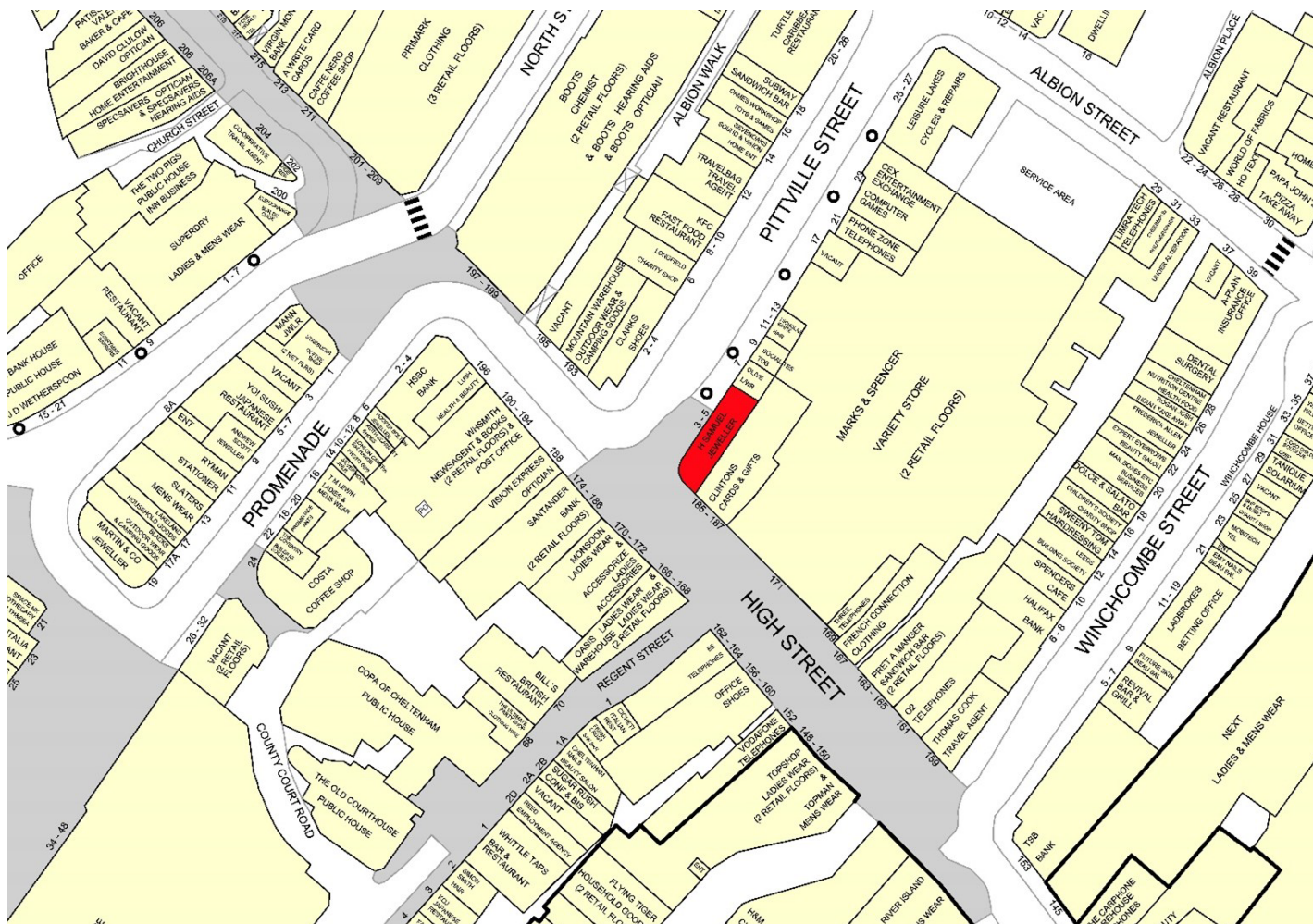
|                |         |          |
|----------------|---------|----------|
| Rateable Value |         | £136,000 |
| Rates Payable  | (19/20) | £68,544  |
| Rateable Value |         | £151,000 |
| Rates Payable  | (23/24) | £80,384  |

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

## EPC

The EPC rating for the premise is D-83. Full Energy Performance Certificate available upon request.

## Location Map



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