

Lower Ground Floor, 20 and 21 Regent Street,
Cheltenham, GL50 1HE.

-  Retail
-  Cheltenham
-  To Let
-  73.58 m2 (792.02 ft2)



TO LET





Lower Ground Floor, 20 & 21 Regent Street

Lower ground floor of a prestigious 3 storey Georgian, end terraced Grade II Listed building situated in the heart of Cheltenham Town Centre.

Location

The property is situated within the centre of Cheltenham fronting the east side of Regent Street which runs parallel north to south with The Promenade and linked to Regent Street via Ormond Place, a short road, partly pedestrianised and a thoroughfare linking the Promenade to the Regent Arcade Shopping Centre.

Within the immediate area there are Café Nero, Cavendish House (House of Fraser), Kibou, The Find/Workplace network, Loakes Shoes and Decathlon which form part of the shopping centre.

Description

The property comprises a 3 storey Georgian, end terraced Grade II Listed Building.

	Size m2	Size ft2
Retail sales area	72.02	775
Storage room	1.58	17
Total	73.58	792

The accommodation provides open plan sales / bar area with storage rooms and WC facilities included within the premises.

The lower ground floor is approached from external staircase behind iron railings which is accessed from Regent Street. Generally, the premises have emulsion painted plaster walls and ceilings. Lighting is currently provided by a mixture of halogen spotlights and fluorescent/pendant lighting. We understand that electricity and water supplies are connected to the property.

Rates

The property will need to be re-assessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The property falls within the Sui Generis Class of the Use Classes Order 1987.

Terms

Available by way of a new full repairing lease for a term to be agreed.

Rent

£26,000 per annum.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own costs incurred in the transaction.





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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