

**Ground Floor Retail Unit, 47 Winchcombe  
Street, Cheltenham, GL52 2NE.**

 Retail

 Cheltenham

 To Let

 37.13 m2 (399 ft2)







# 47 Winchcombe Street

**Self-contained retail premises situated in the heart of Cheltenham Town Centre. Potential for a variety of uses.**

## Location

The property is situated in the heart of the town centre on the West side of Winchcombe Street just south of its junction with Albion Street in an area favoured by retailers including, TSB Bank, Halifax, William Hill, A Plan Insurance and a large number of independent retailers.

## Description

The property comprises a retail unit within a mid terrace three storey period building dating from the early 19<sup>th</sup> Century of ashlar over brick construction with a slate roof.

The unit retains several original features such as fireplaces and cornices, it has a fully glazed frontage, painted plastered walls and ceilings with hanging lights and a wooden floor.

The retail unit has been used as a hair dressing salon and there are a range of wall mounted electric points and water, and drainage has been installed.

There is a rear entrance and WC facilities are provided.

## Accommodation

Approximate net internal area

Front retail area	26.69 m2	(287 ft2)
Rear retail area	10.44 m2	(112 ft2)
<b>Total</b>	<b>37.13 m2</b>	<b>(399 ft2)</b>

## Rates

The Rateable Value appearing on the Valuation Office Agency website is £6,100. Prospective tenants should contact the Local Authority to verify the actual rates payable and to establish any transitional relief that may be applicable.

## Planning

The property has been used for general retail which falls within Class E of the Use Classes Order 1987. It is Grade II Listed and lies within a Conservation Area.

## Terms

The property is available by way of a new lease for a term to be agreed.

## Rent

£10,000 per annum exclusive.

## Service Charge

A charge may be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

## EPC

An EPC is being prepared.

## VAT

The property is elected for VAT.

## Legal Cost

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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