



Virtually Staged: This image has been digitally furnished for illustrative purposes only. Furniture and decor are not included in the sale.

A LANDMARK
BUILDING.

A LANDMARK
OPPORTUNITY.

Maitland House
118 -120
High Street Cheltenham
GL50 1EQ

Ground Floor:
196.81 sq m (2,118.46 sq ft) approx.
plus basement



MAITLAND
HOUSE



SITUATED
OPPOSITE THE
JOHN LEWIS
DEPARTMENT
STORE

Prime shop on the pedestrianised
High Street close to John Lewis



Prominent corner position fronting
Cambray Place and High Street

Ground Floor: 196.81 sq m
(2,118.46 sq ft) approx.,
plus basement

A former bank converted to a
coffee shop, suitable for a range of
alternative uses, subject to planning

A PRIME LOCATION

Cheltenham is renowned for its range and quality of shopping and the various festivals and race meetings throughout the year.



With a population of around 120,000, Cheltenham is an important regional shopping location serving an extensive catchment area.

The town is renowned for its range and quality of shopping and the various festivals and important race meetings which attract many visitors throughout the year.

Cheltenham is a historic and attractive Regency spa town located 38 miles north-east of Bristol and 41 miles south of Birmingham in the heart of the Cotswolds.

The town benefits from excellent road connections with Junctions 9 and 10 of the M5 motorway within 4 miles to the west. Nearby occupiers include John Lewis, Next, H&M and Marks & Spencer.

The subject property occupies a prominent corner position fronting the pedestrianised High Street and Cambray Place.



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A photograph of the Maitland House, a historic building with a curved facade. The name "MAITLAND HOUSE" is inscribed in large, dark letters above the entrance. The building features several windows with white frames and a central entrance with a yellow door. Orange awnings are installed over the windows and entrance, and large flower baskets filled with orange and yellow flowers are hanging from the awnings. Outdoor seating with round tables and green chairs is arranged in front of the building. The building is surrounded by a paved area and a low wall.

118-120 HIGH STREET
CHELTENHAM

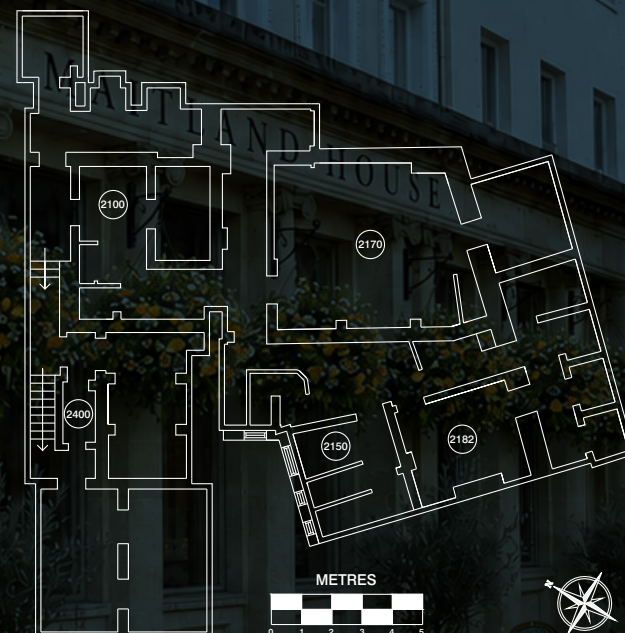
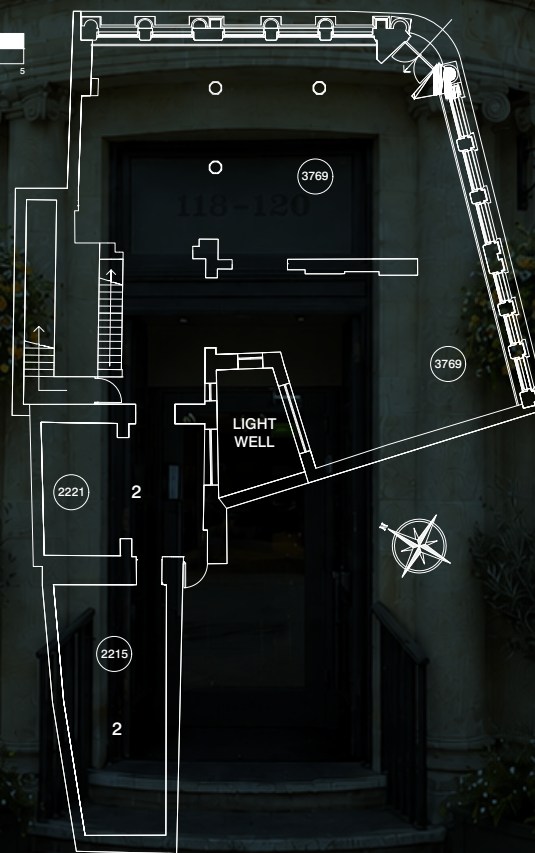
FLOOR PLANS

The approximate dimensions and floor areas are as follows:

Shop frontage:	9.0 m	29.6 ft
Return Frontage:	9.92 m	32.6 ft
Shop Depth:	11.86 m	38.9 ft
Ground Floor:	185.01 sq m	1991 sq ft
Basement:	65.7 sq m	707 sq ft
WCs:	11.8 sq m	127 sq ft

Ground Floor

Basement



A VISION OF CONTEMPORARY GRANDEUR



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The interior of Maitland House, reimagined as a light-filled, open-plan space that celebrates the building's historic architectural features whilst ushering in a new and contemporary vision.

The space could work across many sectors - not least the various food and beverage categories, with the expansive basement as a potential kitchen and prep space.

Subject to planning permission, the 10 windows across the dual aspect sides of the property can be enlarged to further enhance the building's potential and to open the opportunity for fashion retail tenancy.



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INFORMATION

Terms

Available on a new effectively full repairing and insuring lease, by way of a service charge, subject to an upward only rent review at each fifth year of the term.

Rental Guide:

£95,000 per annum, exclusive

Business Rates

Rateable Value: £69,000

The above information was obtained from the Valuation Office website.

For more information, interested parties should make their own enquiries of the billing authority (Cheltenham Borough Council) to verify the current rates payable & any relief available.

EPC

B (46)

Legal Costs

Each party to bear its own legal costs incurred in the transaction.

VAT

VAT will be payable on the rent and any other charges or payments detailed.

All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

Code for Leasing Business Premises (2020)

All tenants should be aware of the Code for Leasing Business Premises and are recommended to seek professional advice relating to this, or any, commercial property letting transaction.



kbw

Viewings

By prior appointment with the joint letting agents:

8, Bath Mews, Bath Parade, Cheltenham GL53 7HL

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