



171 High Street
Cheltenham, GL50 1DF

Prominent Retail Unit in Cheltenham Town Centre

479 sq ft
(44.50 sq m)

- Retail unit in prime trading position
- Nearby occupiers include M&S, Pret a Manger, JD Sports, H&M and Monsoon
- Available on a new lease

Summary

Available Size	479 sq ft
Rent	£37,500 per annum
Rates Payable	£11,800 per sq ft
Rateable Value	£27,500
EPC Rating	D (79)

Description

Cheltenham is an established and affluent town in the heart of the Cotswolds, with a population of over 115,000. Located approximately 8 miles from Gloucester and 40 miles from Bristol, the town benefits from strong regional connectivity, with easy access to the M5 motorway and wider road network. Cheltenham is a popular destination for both residents and visitors, renowned for its Regency architecture, cultural attractions and strong retail and leisure offer.

Location

171 High Street occupies a prominent position on the eastern side of Cheltenham High Street. The property is situated within the town's established retail pitch and is well positioned amongst a mix of national and independent retailers, cafés and restaurants, including M&S, John Lewis, Office, Pret a Manger, The Cornish Bakery and Monsoon.

Accommodation

The accommodation comprises the following areas:

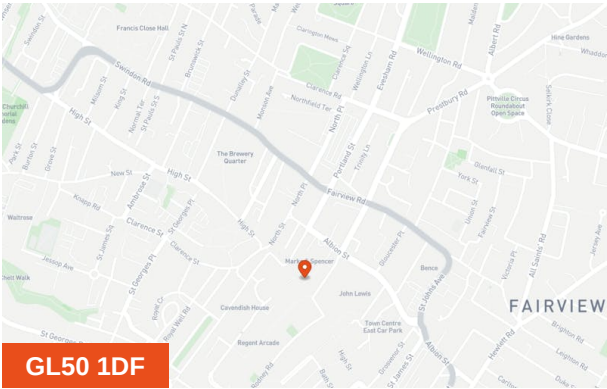
Name	sq ft	sq m	Availability
Ground - Sales	450	41.81	Available
Ancillary - Kitchen	29	2.69	Available
Total	479	44.50	

Terms

Available by way of a new lease

Legal Costs

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



Viewing & Further Information

James Woodard

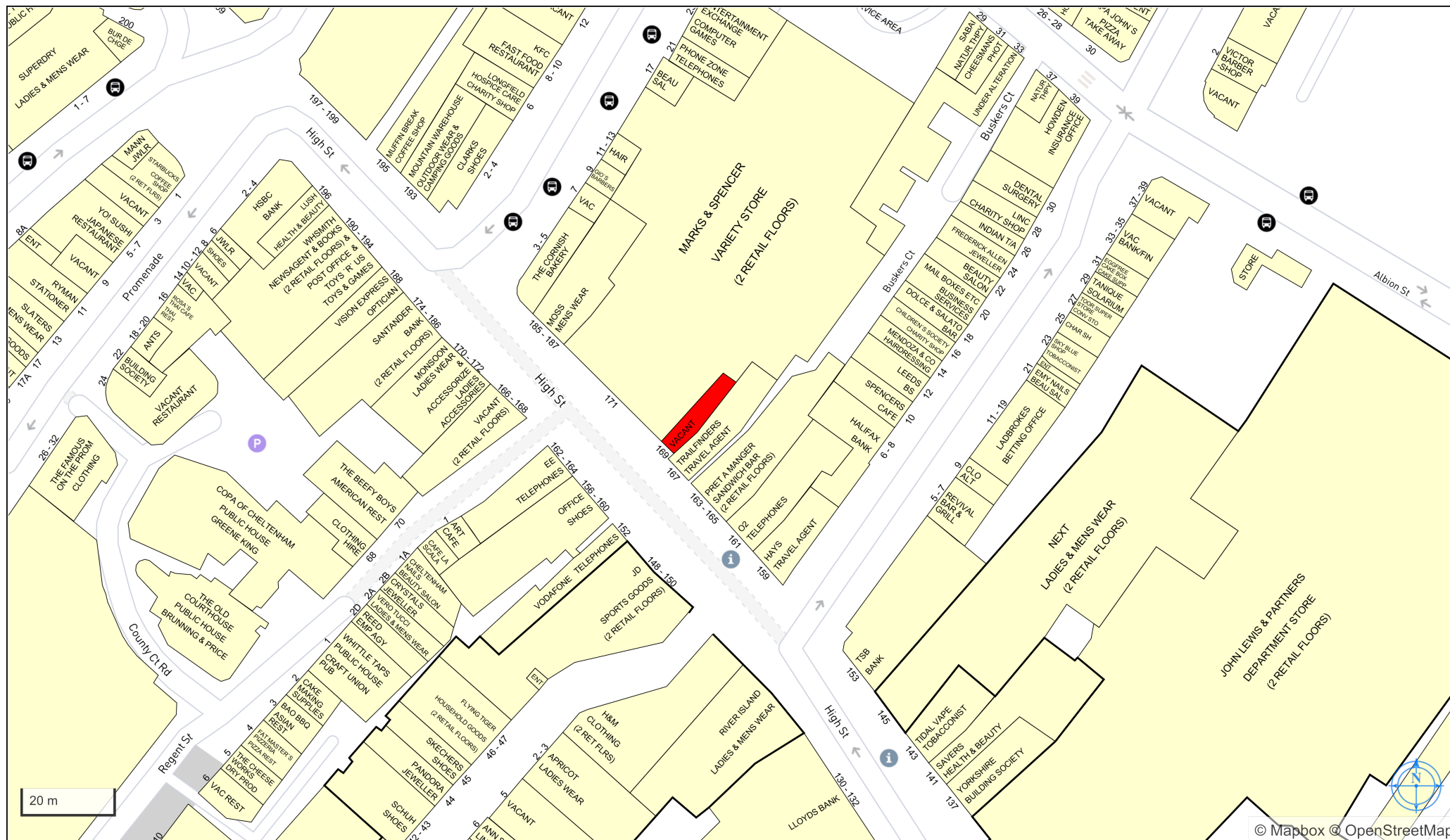
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