

PRELIMINARY DETAILS

TO LET

**107B Tewkesbury Road
Cheltenham GL51 9DW**

Retail unit approximately 3,395 sq ft (315.39 sq m)

- **Prime Roadside location**
- **Fronting A4019 Tewkesbury Road**
- **Occupiers in the locality include:
Homebase, Wickes and Inchcape
Volkswagen**



Location



Location

The property is located adjacent to the A4019 Tewkesbury Road being the main route into Cheltenham Town Centre from the west and from Junction 10 of the M5 motorway.

The Tewkesbury Road is regarded as the prime location for out of town retail and motor dealership uses.

Cheltenham is the principal centre within the region for high quality retail and leisure facilities. Cheltenham benefits from an affluent catchment population and the town is also a popular tourist destination.

M5



**Junction 10
3 miles**

M5

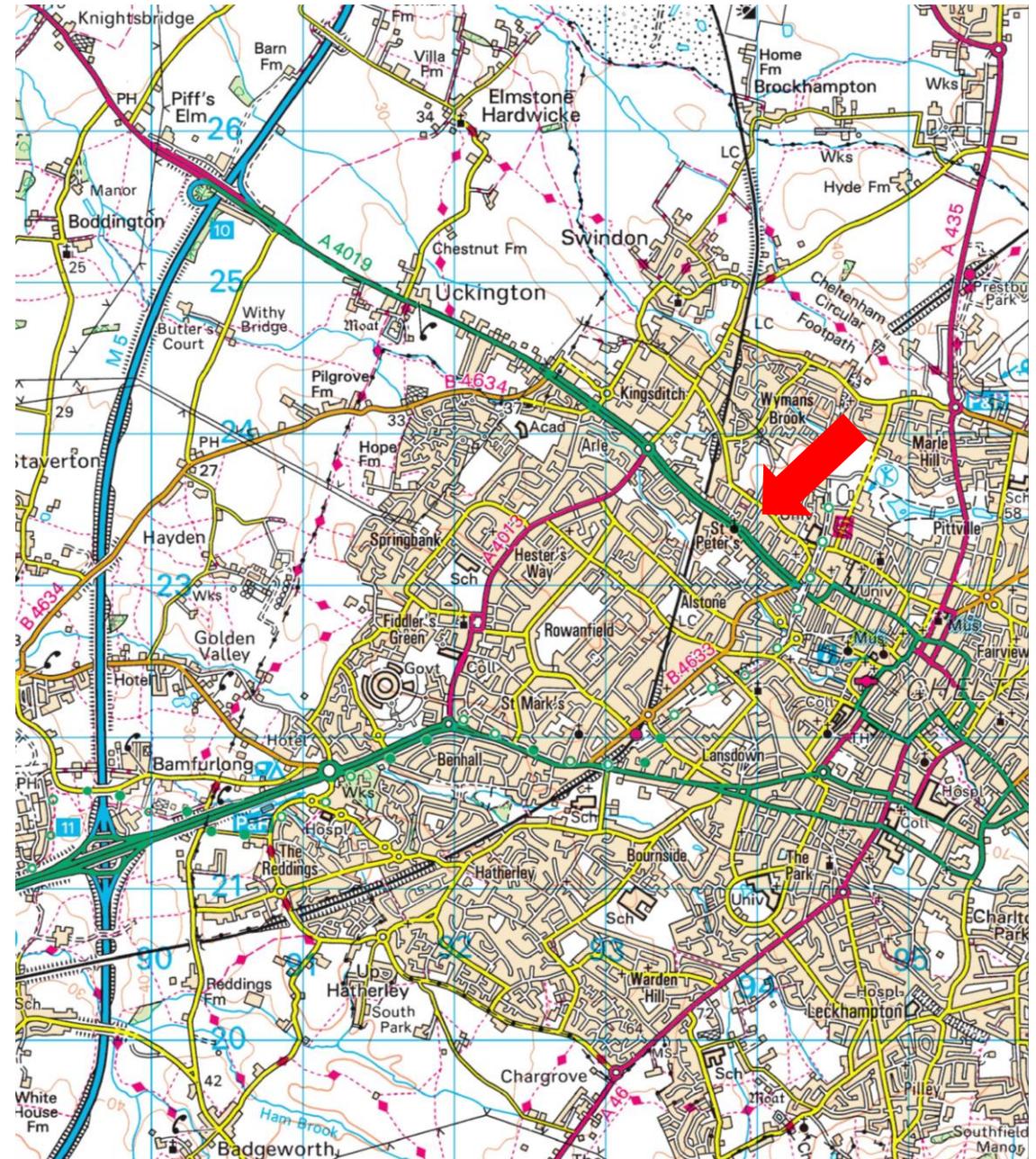


**Junction 11
4 miles**

**Cheltenham
Town Centre**



1 mile



Accommodation

Description

The property comprises the left-hand retail unit in a double unit scheme and fronts directly the Tewkesbury Road.

The building is of framed construction with feature brick elevations under a pitched tiled roof.

The accommodation includes an open plan sales area from accessed from a glazed pedestrian entrance door, suspended ceilings with recessed lighting, manager's office, store, kitchenette and single WC.

Externally there is a car park to the front and side access to a small, rear, external storage area.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.



Approximate Areas

Sq ft

Sq m

Ground floor

3,395

315.39



Rates | EPC | Proposal

Business Rates

The Valuation Office Agency website states that the property has a Rateable Value of £37,750. Interested parties should make their own enquiries to Cheltenham Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk

Energy Performance Certificate

The property has an EPC rating of C-71. The Code for Leasing Business Premises in England and Wales 2007. Please see www.leasingbusinesspremises.co.uk

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Proposal

The property is available to let on a new lease at a quoting rent based on £15.00 per sq ft per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price or rent. We recommend that the prospective purchaser or tenant establish the VAT implications before entering into any agreement.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Brunswick House
Gloucester Business Park
Gloucester
GL3 4AA

www.alderking.com

AK Ref: AJGR/led/N99671

Date: 18 April 2024

Subject to Contract



Adrian Rowley

01452 627133

07771 874 175

arowley@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.