

## 90 HIGH STREET CHELTENHAM GL50 1EG



**RESTAURANT UNIT (CLASS E) AVAILABLE ON A NEW LEASE  
EXISTING EXTRACTION, TWO UPPER FLOORS  
NIA APPROX. 1,416 SQ. FT. (131.56 SQ. M.)**

**TO LET**

### Location:

The property is situated at the middle part of the busy pedestrianised high-street in the heart of Cheltenham, close to its junction with Grosvenor Terrace. The immediate area is a vibrant mixed-use commercial and residential location. Cheltenham Spa (CrossCountry, GWR and Transport for Wales train lines) is within 1.5 miles of the subject property. Junction 11 of the M5 is accessed via the A40, and is approximately 3.8-miles west of the premises. There are a wealth of national brands nearby including Argos, Subway, Bet Fred, Iceland, John Lewis, Sainsburys.

[Location Map \(Please Click\)](#)

[Street View \(Please Click\)](#)

### Description:

The property comprises of a three-storey mid terrace Victorian brick and rendered building that benefits from ground floor restaurant use (E Class) with the upper floors being used as offices and staff rooms. The unit benefits from a single WC and a disabled WC on the ground floor and staff room, staff office and WC on the upper floors.

### Accommodation Schedule:

Floor	Internal Floor Area
GF/restaurant	856 sq. ft. / 79.56 sq. m.
GF/kitchen	148 sq. ft. / 13.77 sq. m.
First	229 sq. ft. / 21.5 sq. m.
Second	183 sq. ft. / 17 sq. m.
<b>Total</b>	<b>1,416 sq. ft. / 131.56 sq. m.</b>

### User:

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

### Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of £24,500; however, interested parties should make their own enquiries of the rates payable.

### EPC:

The property has an EPC rating of C (75). A copy of the EPC is available upon request.

### Legal Fees:

Each party to bear its own legal costs.

### VAT:

The building has been elected for VAT; therefore, VAT shall be applicable.

### Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews.

### Rent:

**£28,500 per annum** exclusive of other outgoings.

### Sale:

Our client will consider the sale of freehold with vacant possession at £480,000 (four hundred and eighty thousand pounds). The sale will be subject to standard 20% VAT.

### Contacts:

Huseyin Zafer- D: 020 8222 9901  
 M: 07918 482210  
 E: [h.zafer@willmotts.com](mailto:h.zafer@willmotts.com)

Emily Bradshaw- D: 020 8222 9947  
 M: 07920 769395  
 E: [e.bradshaw@willmotts.com](mailto:e.bradshaw@willmotts.com)

Varol Zafer- D: 020 8222 9946  
 M: 07900 224967  
 E: [v.zafer@willmotts.com](mailto:v.zafer@willmotts.com)



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