



143/ 145 HIGH STREET, CHELTENHAM

- 100% prime location in one of the most attractive retail locations in the UK.
- The property is located adjacent to a newly extended NEXT with the new John Lewis Department Store close by.
- The entrance to the Regent Arcade Shopping Centre is diagonally opposite, with TopShop, H&M and River Island in the vicinity.
- Other nearby retailers include M&S, TSB and Pret a Manger.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

100% PRIME RETAIL UNIT TO LET

TERMS

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews

EPC

Available upon request.

RATEABLE VALUE

£124,000 (2023)

RENT/ PRICE

Upon application.

SUBJECT TO CONTRACT

& VACANT POSSESSION

FLOOR AREAS SQ FT / SQ M

Ground Floor: 954 / 87.79

First Floor: 392 / 36.19

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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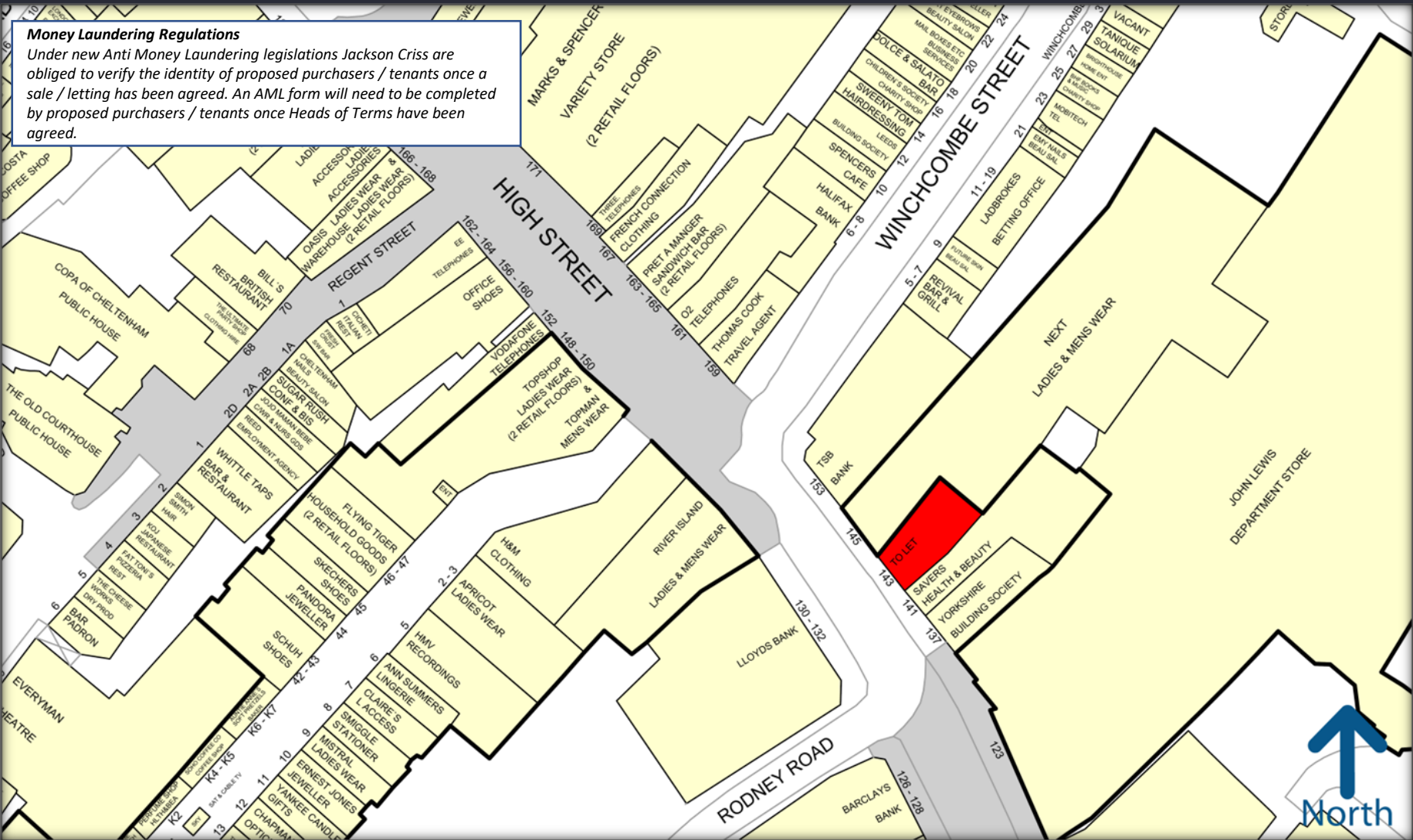
www.jacksoncriss.co.uk

West End House
11 Hills Place
London W1F 7SE
+44(0)20 7637 7100

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100% PRIME RETAIL UNIT TO LET

Money Laundering Regulations
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



JACKSON
 CRISS

VIEWING

Andrew Criss
 andrewc@jacksoncriss.co.uk
 020 7637 7100

Dan Turner
 dant@jacksoncriss.co.uk
 020 7637 7100



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