

**SPA**  
CHARTERED SURVEYORS



IN HOC SIGNO VINCES

**TO LET**

**A HIGHLY PROMINENT  
LOCK UP SHOP PREMISES**

**FACING A MAIN ROAD ROUNDABOUT**



**66 HEWLETT ROAD  
CHELTENHAM  
GLOUCESTERSHIRE  
GL52 6AR**

**01242 255242**

[www.spacharteredsurveyors.com](http://www.spacharteredsurveyors.com)

## **SITUATION & DESCRIPTION**

The property is prominently situated fronting the roundabout intersection of Hewlett Road with All Saints Road and Fairview Road, which forms part of the Cheltenham Town Centre main road system.

This is a highly prominent position providing a high level of exposure to passing traffic.

The property comprises a single storey lock up shop with glazed frontages extending to over 24 ft including return frontages to both Hewlett Road and Fairview Road.

## **ACCOMMODATION (All measurements are given approximately): -**

**Lock Up Shop:** 368 sq. ft. (34.18 sq m) with main frontage of 18'4" with return glazed frontages each of 8'0" to Hewlett Road and All Saints Road.

The accommodation is open plan but presently partitioned to create three separate areas. There is CAT II fluorescent strip lighting and wall mounted electric heaters.

**Kitchenette (rear)** having a modern range of fittings comprising single drainer stainless steel sink unit with base unit comprising cupboard beneath and drawer. Also fitted electric water heater, double power point and fitted wall cupboard.

**Separate WC** having low level suite, wash hand basin, security glazed window and extractor fan.

## **SERVICES**

Mains electricity, water and drainage are connected to the shop. Please note all services and fittings have not been tested for their serviceability or suitability.

## **RATING**

The premises are assessed at the Rateable Value of £4,800 . We are advised that the Uniform Rates Payable for the current financial year 2018/2019 amount to £2,366.40.

## **LEASE**

A new tenant's full repairing and insuring lease is available for a multiple term of 3 years, at the commencing rent of £13,000 p.a., subject to upward rent reviews at three yearly intervals.

## **LEGAL COSTS**

The ingoing tenant is to be responsible for both parties' legal costs incurred in this transaction.

## **VAT**

All rents and charges are quoted exclusive of VAT where payable.

## **VIEWINGS**

Strictly by prior appointment with the sole letting agents SPA Chartered Surveyors, 5 Kew Place, Cheltenham, Gloucestershire GL53 7NQ Tel. No. (01242) 255242

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SJP/490/cpn/61289 26.09.18

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