

# Lot 19, 143/145 High Street, Cheltenham, Gloucestershire GL50 1DQ

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Retail Opportunity

[www.acutus.co.uk](http://www.acutus.co.uk)

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## Property Information

### Freehold Retail Opportunity

- Attractive two storey shop
- Approx. 143.10 sq m (1,539 sq ft)
- Change of use potential of the upper floors (subject to consents)
- Popular trading location in central Cheltenham, opposite Regent Arcade
- Nearby occupiers include John Lewis, Marks and Spencer, Pret a Manger, Next, Lloyds Bank, Tesco Express and H&M

#### Lot

19

#### Auction

25th September 2024

#### Vacant Possession

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

### Location

**Miles** 8 miles north-east of Gloucester  
**Roads** M5, A40, A4019  
**Rail** Cheltenham Spa Railway Station  
**Air** Bristol Airport, Birmingham Airport

### Situation

Cheltenham is a large and historic Spa Town on the edge of the Cotswolds approximately 8 miles (13 km) north east of Gloucester and 35 miles (56 km) north east of Bristol. The property is well located in the heart of Cheltenham's busy and attractive centre, situated on the northern side of High Street, directly opposite the Regent Arcade. Nearby occupiers include John Lewis, Marks and Spencer, Pret a Manger, Next, Lloyds Bank, Tesco Express and H&M.

### Tenure

Freehold.

### Description

The property comprises a ground floor shop with separately accessed ancillary accommodation on the first floor. The upper floors may be suitable for change of use subject to obtaining the necessary consents.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground First	Retail Ancillary	89.50 53.60	(963) (576)	VACANT POSSESSION
<b>Total</b>		<b>143.10</b>	<b>(1,539) (1)</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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## Contacts

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2024