



## SITUATION

Close to the junction with Cambray Place in the town's main pedestrianised retail thoroughfare, directly opposite **The Works**, diagonally opposite **New Look** and close to other multiples such as **John Lewis, Millets, Subway, Superdrug, Costa, The Entertainer** and many others.

Cheltenham is an attractive Spa Town approximately 8 miles east of Gloucester and 42 miles north of Bristol, only 4 miles east of the M5 (J11) which links with the M4 to the South and the M42 to the North.

## PROPERTY

A mid terrace property comprising a **Ground Floor Shop** and **Basement** with external access at the rear to **Ancillary Accommodation** on the first and second rear floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	13'8"
Internal Width	12'11"
Shop & Built Depth	25'8"

### First Floor Ancillary

2 Rooms Area	Approx 220 sq ft
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### Second Floor Ancillary

2 Rooms Area	Approx 218 sq ft
WC	

### Basement

Storage Area	Approx 230 sq ft
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## TENANCY

The entire property is let on a full repairing and insuring lease to **M. Khan and N. Khan t/a United News (Newsagent/Vape Shop)** for a term of 15 years from 24th September 2012 at a current rent of **£35,000 per annum** exclusive.

**Rent Review 2024**

**£35,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

## Vendor's Solicitors

Raymond & Co Solicitors  
Tel: 020 7359 0422 Ref: Simon Raymond  
Email: office@raymondandcosolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



The Property

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