

Cheltenham

130/132 High Street

Class E Opportunity – Subject to Vacant Possession – Grade II Listed



Location

This outstanding, Grade II listed building occupies a hugely prominent corner position on Cheltenham High St immediately opposite **John Lewis** on Cheltenham's principal shopping street. **Barclay's, River Island** and **Next** all trade in close proximity

The property is ideally suited to a F&B/leisure conversion.

Demise

The property is arranged over multiple floors on the following approximate net internal area:

Ground Floor sales	5,551 sq ft	515.7 sqm
Ground Floor office	973 sq ft	90 sqm
First Floor	3,000 sq ft	278.7 sqm
Basement ancillary	3,387 sq ft	314.6 sqm
Total	12,911 sq ft	1,199 sqm

Tenure

Subject to vacant possession, the premises are available by way of a new effective FRI lease, subject to 5 yearly upwards only reviews from July 2026.

Rent

£250,000 per annum exclusive.

Rates

Rateable Value	£257,500
Rates Payable	£128,493 p.a

Interested parties are advised to make their own enquiries to the local authority on 01242 262626

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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