

# SHOP TO LET

Unit 4 Wymans Brook  
Windyridge Road  
Cheltenham  
GL50 4RA



## LOCATION

Wymans Brook neighbourhood parade is a busy community retail scheme anchored by **Mid-Counties Co-Op**, **Wyman's Brook Pharmacy**, and **The Ridge Pub**. Located on Windyridge Road, approximately one mile north of Cheltenham town centre. There is easy access to the M5 motorway junction 10 (northbound) and regular bus services.

## DESCRIPTION

The subject property forms part of Wyman's Brook Shopping Parade and is the last shop available here. The neighbourhood centre benefits from a large ample car park at the rear. The subject property currently forms part of Co-Ops demise however is surplus to requirement and is undergoing to separation works to create a self contained ground floor lock up shop.

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor:** 148.90 sq. m 1,603 sq. ft.

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

A copy of the EPC is available upon request.

## RENT

**£25,000** per annum exclusive of rates, service charge and VAT.

## SERVICE CHARGE

There is an annual service charge of **£1,500** plus VAT.

## INSURANCE

The current annual insurance premium is **£500** plus VAT.

## RATEABLE VALUE

The property will be reassessed once the separation works have been undertaken.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with the sole retained agents Creative Retail on 0121 400 0407.

**SUBJECT TO CONTRACT & VACANT POSSESSION**

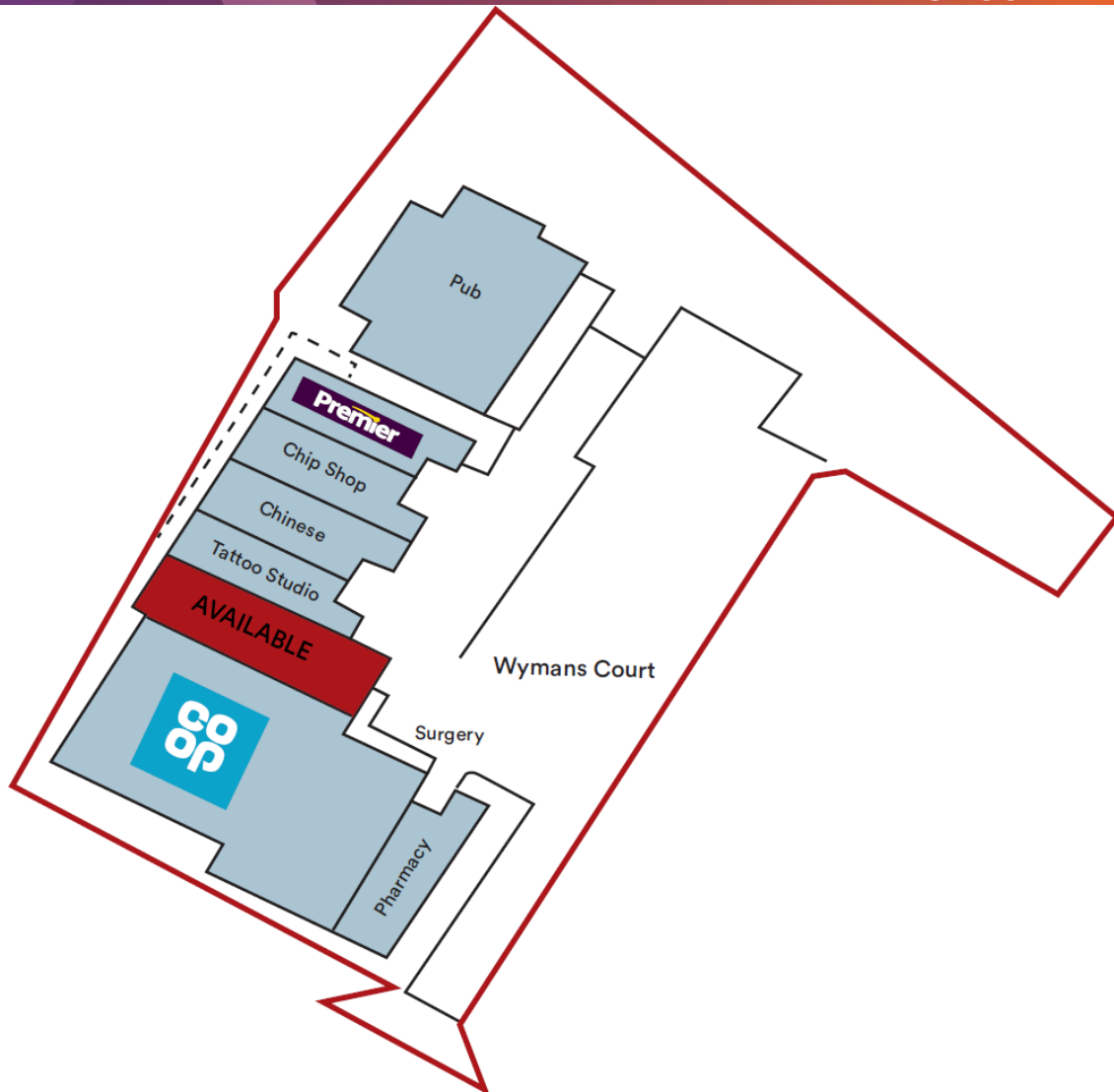
  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

0121 400 0407

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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