

0117 970 7535

30 Whiteladies Road Clifton, Bristol BS8 2LG www.mp-pc.co.uk



SHOP TO LET - TEWKESBURY 10 HIGH STREET GL20 5AL

ALTERNATIVE USES CONSIDERED 100% PRIME PITCH

Location

Tewkesbury is a thriving and historic market town in Gloucestershire, situated between Cheltenham and Worcester, just off the M5 motorway. It attracts a significant tourist trade, and the borough has a resident population of circa 95,000.

The town's retail offer is anchored by the likes of **Tesco**, **Peacocks** and **Boots**.

Description

The property is situated in prime High Street and has rear service access. The premises are adjacent to **Peacocks** and a beauty salon. Other retailers in the vicinity include **Edinburgh WM, WH Smith,** and **EE**.

Accommodation

The property comprises a ground floor shop with upper floor ancillary accommodation. It extends to the following approximate areas:

Ground Floor Sales	251.7 sq.m	2,710 sq.ft
First Floor Ancillary	102.2 sq m	1,100 sq ft
Second Floor Ancillary	54.2 sq m	583 sq ft
Third Floor Ancillary	37.8 sq m	407 sq ft

Date prepared: May 2025. Subject to Contract

Lease Terms

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

Commencing Rental

Rental offers for the whole, are invited in the region of £42,500 per annum, exclusive of VAT, rates and all other occupational costs.

Business Rates

Rateable Value - £29,000

Rates Payable (2025/26) - £14,471

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

Planning

The property is listed and has consent for uses within Class E. Alternative uses may be considered, subject to Planning Consent.

Energy Performance

The property has a current EPC rating of D-91.

Viewing Strictly by appointment

Russ Power- M&P Property Consultants LLP

DD: 0117 970 7536 Mobile: 07810 824 374

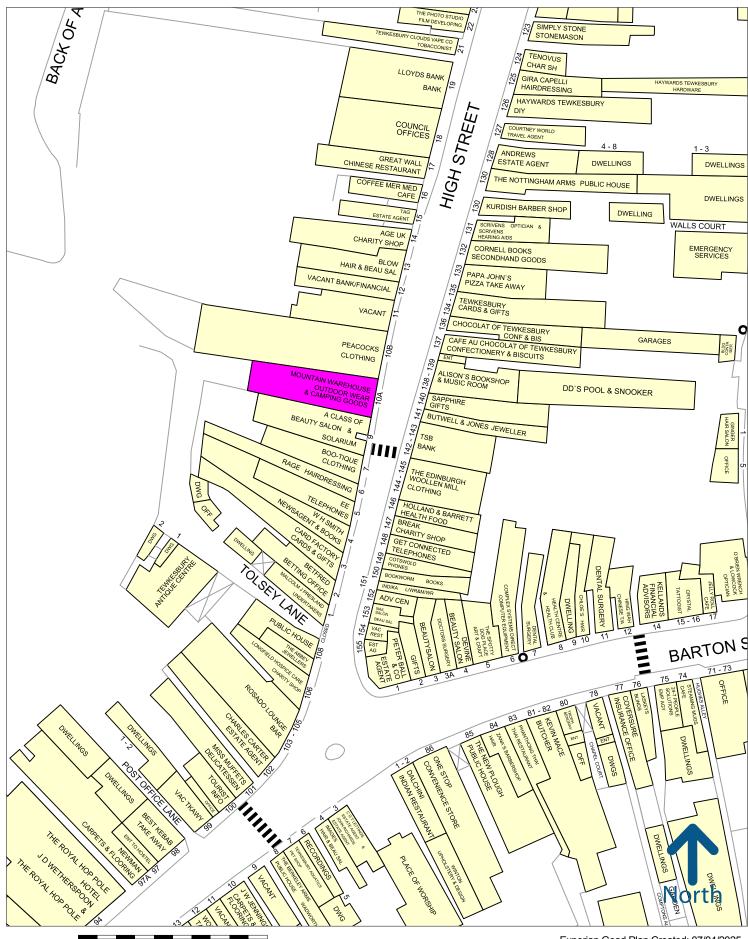
Email: russ@mp-pc.co.uk

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Tewkesbury





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