



**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:

<b>Ground Floor Sales</b>	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

### 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.

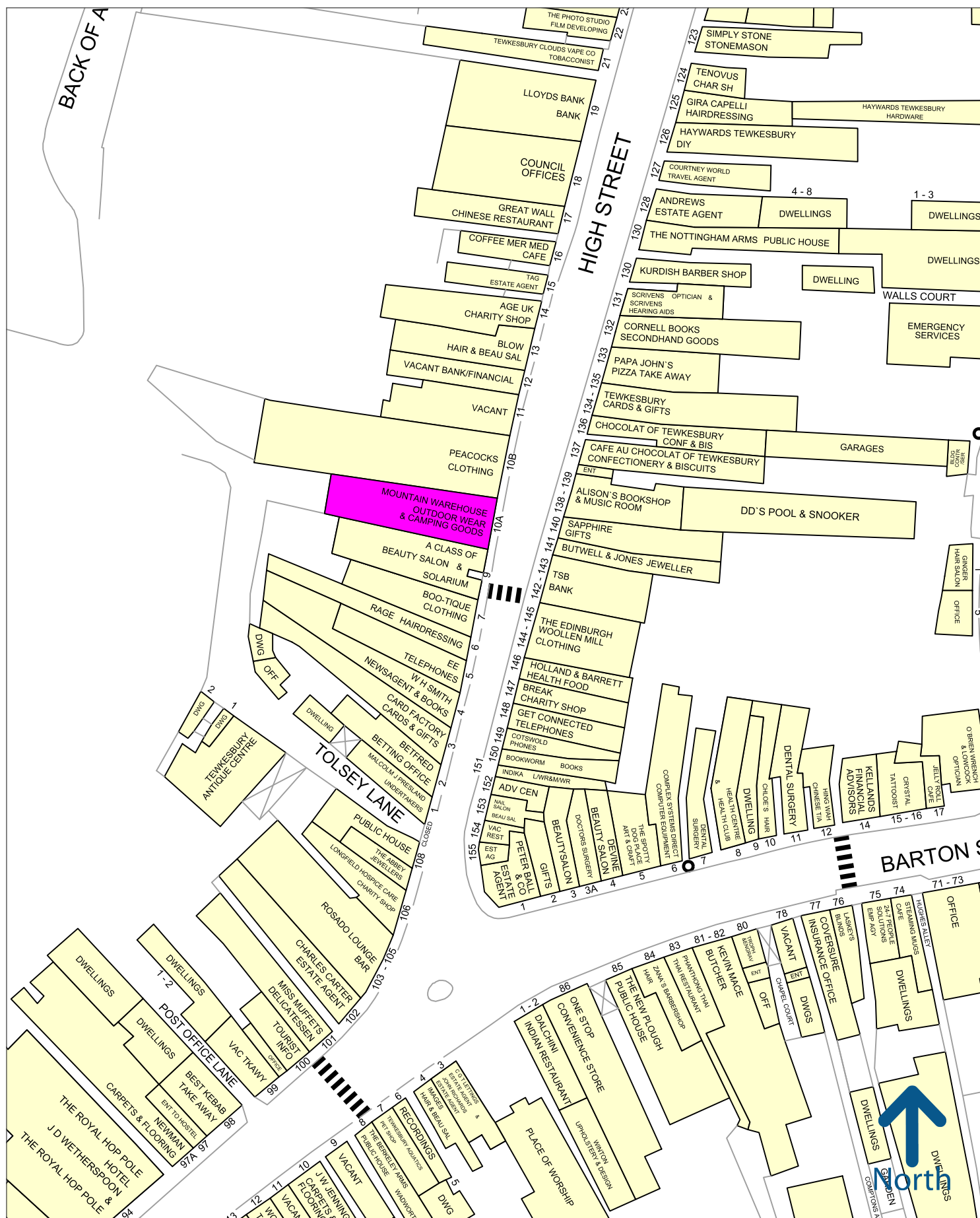
### Viewing Strictly by appointment

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Date prepared: May 2025. Subject to Contract



50 metres

Experian Goad Plan Created: 07/04/2025  
Created By: M and P Properties Consultants LLP