

# BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

48 SHEET MARKETING BOARDS

WINCHCOMBE STREET

CHELTENHAM GL52 2NW

**TO LET**



- NEW LEASE
- TOP & BOTTOM BOARD AVAILABLE
- BUSY TOWN CENTRE LOCATION
- £500 PCM PER BOARD



12 Rodney Road, Cheltenham GL50 1JJ  
Tel: 01242 512299 Fax: 01242 518989

## **LOCATION**

The Boards are located at the end of Winchcombe Street Cheltenham, at the junction of Fairview Road (A46) a short distance (100m) from the Cheltenham town centre. At least 10,000 cars per day pass this junction.

## **DESCRIPTION**

Two 48 Sheet marketing boards located in Winchcombe street Cheltenham available to let.

**VAT** We understand that the property is not elected for VAT.

**RENT** The Bottom Board is available to rent at £500 pcm (£6000pa)

## **LEASE TERMS**

Both the Top and Bottom Boards are offered to let on a new lease for a term to be agreed there is a minimum term of 12 months.

## **LEGAL COSTS**

The ingoing tenant is to be responsible for contributing £150 plus VAT towards the Landlord's legal costs arising from the grant of the new lease.

### **Please Note:**

**MISREPRESENTATION ACT:** These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

**SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND:** None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

**VALUE ADDED TAX:** V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.

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