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Whittle Taps
1 Regent Street
Cheltenham, GL50 1HE



New Lease Available

Summary

- Located in affluent Cheltenham, Gloucestershire
- Situated on Regent Street, next to Everyman Cinema
- Arranged over ground, basement and two upper floors totalling 4,960 sq ft,
- Rental offers invited.



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The Property

The property comprises of two adjacent buildings and outside customer trading area.

Ground – comprises a substantial open plan trading area with an extensive bar servery to the left-hand side. The trading area is split between the two adjoining buildings with capacity for approximately 150 covers. A commercial kitchen and disabled toilets are also at ground floor level.

Basement – Beer cellar and storage areas.

First – WCs and ancillary areas, including a manager's office & staff room, and a 1-bedroom manager's apartment.

Second – 1-bedroom manager's apartment with a kitchen and open plan kitchen-living space.

Floor Areas

The property has the following approximate floor areas

Ground	Public House	2,530 sq ft
Basement	Ancillary	599 sq ft
First	Ancillary	1,311 sq ft
Second	Residential	520 sq ft
Total GIA		**4,960 sq ft**

Location

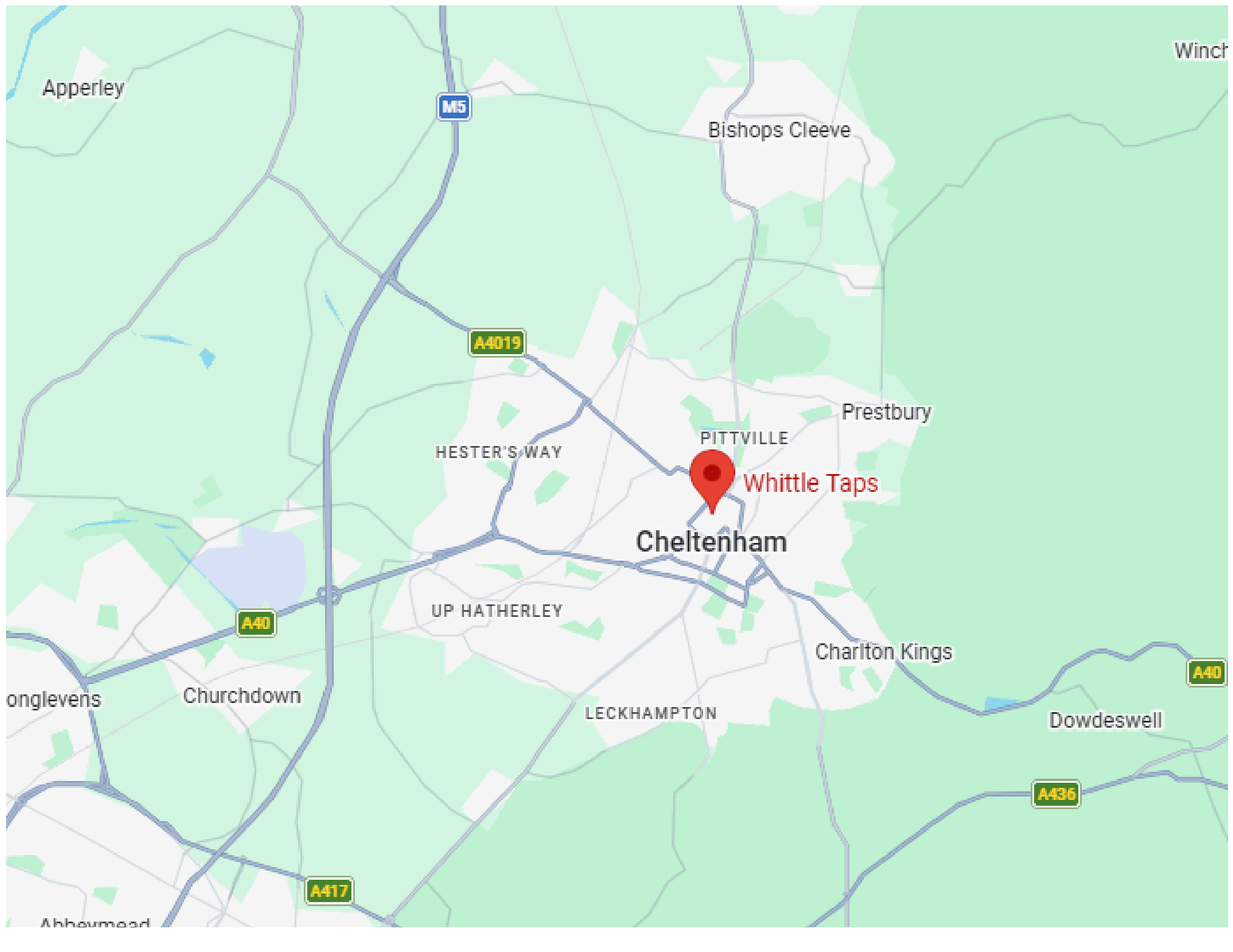
Located in a prominent position on Regent Street, within Cheltenham town centre and adjacent to the High Street. Regent Street benefits from a mixture of bars, eateries and Everyman Cinema.

Cheltenham is a historic spa town in Gloucestershire being approximately 110 miles north west of London and 40 miles west of Oxford. It is one of the most fashionable and affluent towns in the UK, and is home to some of the world's most famous festivals including Cheltenham Horse Racing Festival.

Cheltenham has excellent transport communications with the M5 motorway located 3 miles west of the town centre, providing easy access to the south-west and west of England. The A40 also runs through the town and is a direct link to Oxford to the east and London via the M40. Cheltenham train station also provides regular, direct services to Bristol (28 mins), Birmingham (40 mins), Cardiff, and Manchester.

Street View





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Tenure
The property is available by way of a new lease, subject to five yearly rent reviews, contracted inside the security of tenure provisions of the 1954 Landlord & Tenant Act.

Rent
Rental Offers Invited.

Planning
The premises benefits from Sui Generis planning consent.

Licensing
The property benefits from a Premises Licence permitting the sale of alcohol between the hours of 12:00pm to 11:00pm Sunday to Thursday and 11:00am to 01:00am on Friday and Saturday.

EPC
A copy of the EPC is available upon request.

Business Rates
The property is listed in the VOA business rates list as having a rateable value of £108,000 as at 1 April 2026. Confirmation of actual rates payable should be obtained from the Local Authority.



Contacts

Viewings strictly by prior appointment with sole agents Davis Coffer Lyons.

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