

TO LET – Class E Unit

92 Edinburgh Place, Coronation Square, Cheltenham, GL51 7SE



- £30,000 per annum
- Use Class E
- 1,384 Sq. Ft
- Large Window Frontage

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LOCATION

Coronation Square is a busy community shopping centre serving a strong local catchment of approximately 117,000. Located approximately 3 miles west of Cheltenham town centre, this mixed use development provides housing, a community library and offices occupied by Cheltenham Borough Council. Excellent road connections located on the busy A4013 connecting to the A40 and A4019 and then junctions 10 and 11 of the M5. In addition GCHQ, Gloucestershire College with over 10,000 students and Pate's Grammar School are located in the immediate vicinity.

DESCRIPTION

The property comprises a ground floor retail unit, currewith upper ancillary. The property benefits from extensive window frontage, gas, water and electricity supply.

ACCOMMODATION (ITZA)

AREA	SQ M	SQ FT
Ground Floor	67	720
First Floor	62	664
Total	129	1384

RATES

We understand the Rateable Value as at 1st April 2023 to be £17,250

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

PLANNING

We undersand the property will fall under use class E.

EPC

C-55

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

RENT

£30,000 per annum.

SERVICE CHARGE

We are advised that service charge is payable on this property of £2,750 per annum.

VAT

VAT will be applied to all costs.

VIEWING

By appointment only with the sole agents Bruton Knowles.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Phoebe Harmer

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Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

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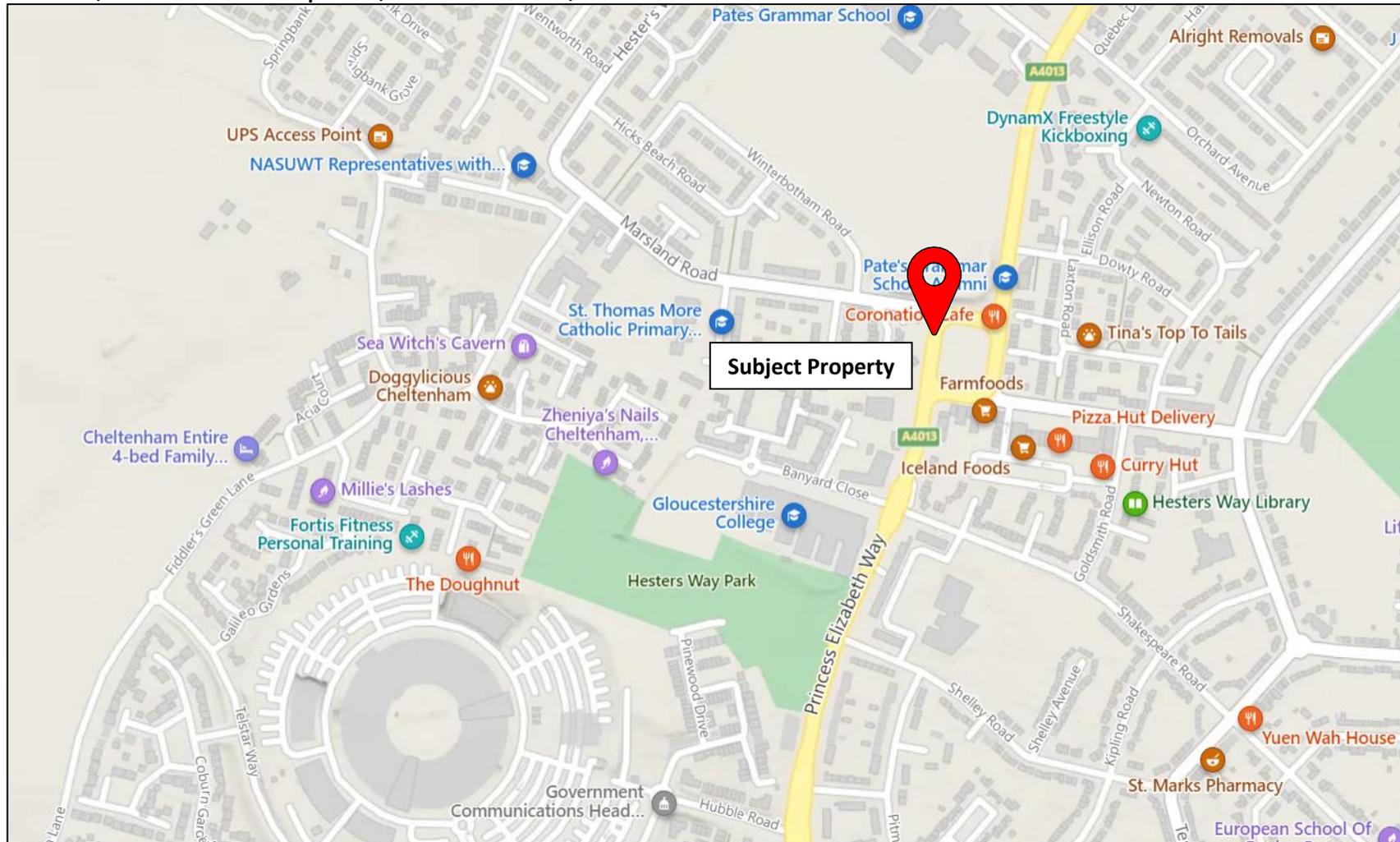


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