

# RETAIL AND DEVELOPMENT OPPORTUNITIES

## BUSY COMMUNITY SHOPPING CENTRE

# TO LET

Retail Units from  
**648 - 10,000 sq.ft**  
(61 - 929 sq.m)



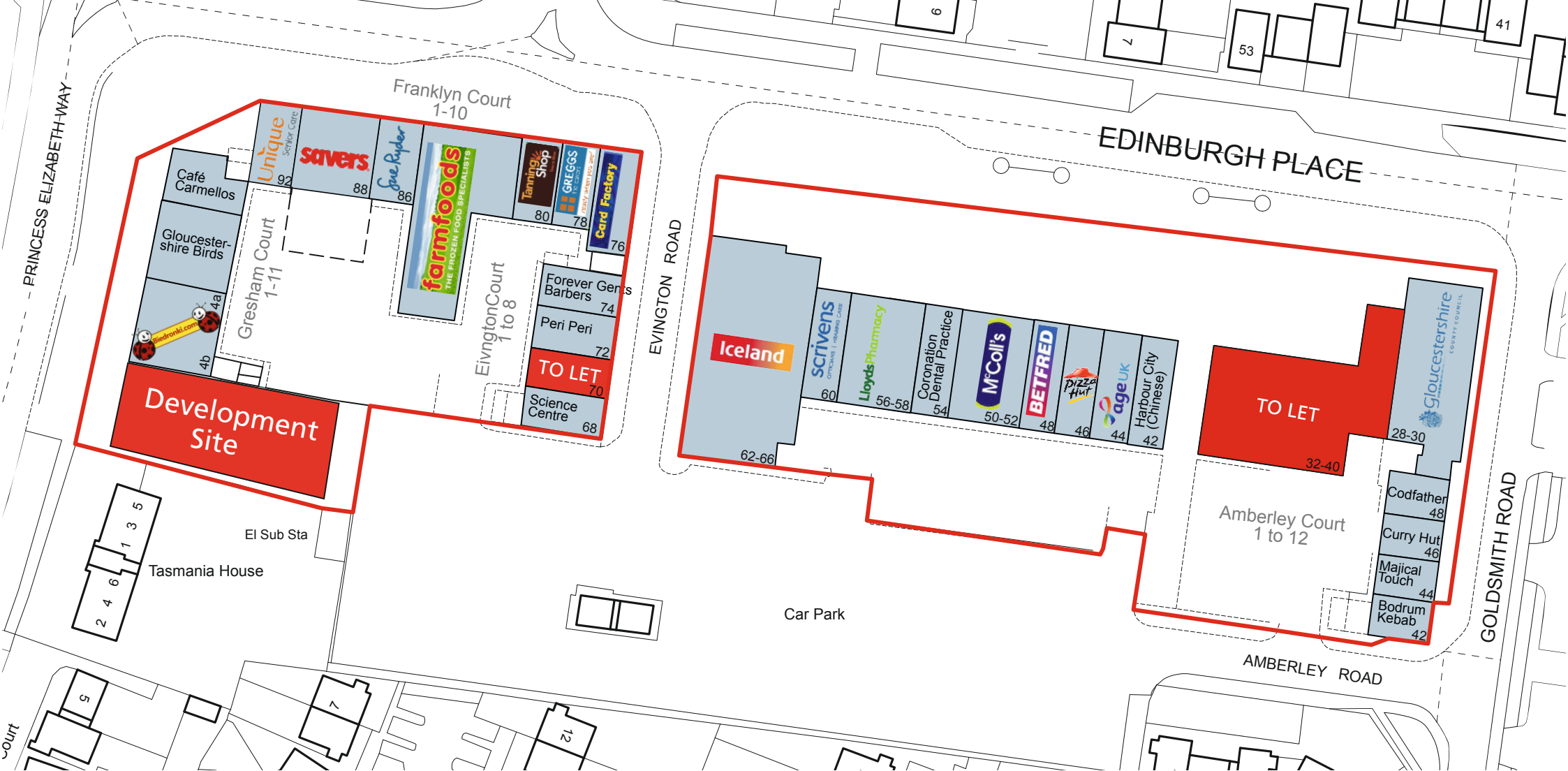
**Coronation Square, Edinburgh Place, Cheltenham, GL51 7SF**

- Principal shopping destination within catchment
- Large car park at rear
- Anchored by Pizza Hut, Scrivens, Greggs, Card Factory, Iceland









Coronation Square, Edinburgh Place,  
Cheltenham, GL51 7SF

Unit	Floor area		Quoting rent	Rateable value	Rates payable	Service charge
	Sq.ft	Sq.m				
32-40 Edinburgh Place	10,000	929	£70,000	£36,000	£16,488	£19,000
70 Coronation Square	658	61	£12,000	£6,500	N/A	£2,500
DEVELOPMENT SITE - new build	6,000	557	£50,000	tbc	tbc	£15,780

Description

- Busy community shopping centre
- White boxed Turn Key units available
- 3 miles west of Cheltenham town centre
- National and independent retailers represented
- Large ample, dedicated car park at rear
- Anchored by Farmfoods, Savers and Iceland
- Other retailers represented include Pizza Hut, Scrivens, Greggs, McColls, Lloyds Pharmacy and Card Factory

Services

The units has electricity and water connected.

Service Charge & Insurance

These units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

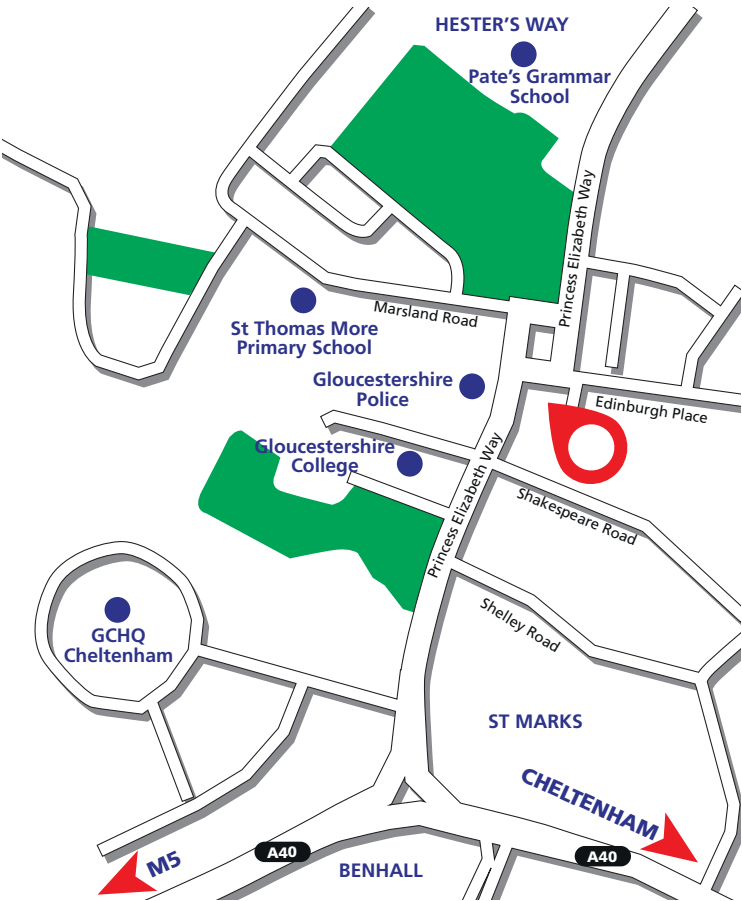
It is the incoming tenant’s responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - GL51 7SF

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.



Viewing

Strictly via prior appointment with the appointed agents:

CREATIVE RETAIL

PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

Ed Purcell 07793 808974  
E: ed@creative-retail.co.uk

BK

Bruton Knowles

est.1862

01452 880000

www.brutonknowles.co.uk

Phoebe Harmer  
M: 01453 880194 / 07516 507939  
E: phoebe.harmer@brutonknowles.co.uk

Owned and Managed by

LCP

0117 990 2200

www.lcpproperties.co.uk

George Watson 07423 662487  
GWatson@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.