

TO LET Class E Retail Unit

60 Edinburgh Place, Cheltenham, GL51 7SA



- 1,827 Sq. Ft
- Car Park
- Use Class E
- Staff Facilities

To Let | Code 12284

brutonknowles.co.uk

TO LET **Class E Retail Unit**

60 Edinburgh Place, Cheltenham, GL51 7SA



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 forms part of Coronation Square neighbourhood centre and anchored by Farmfoods, Savers and Iceland. Other occupiers include Morrisons Daily, Greggs, Morrisons Daily, Lloyds Pharmacy and Card Factory. The scheme benefits from a large ample car park at the rear.

Accommodation

Unit	SQM	SQFT
Ground Floor	84.63	911
First Floor	85.10	916
Total	169.73	1,827

Rates

Rateable Value: £17,000

We advise interested parties to make their own enquiries with the GOV UK Valuation Office Agency (VOA); www.gov.uk/correct-yourbusiness-rates

Energy performance certificate

Available upon request

Rent

£25,000 per annum exclusive

Terms

A new effective full repairing and insuring lease is available, for a term of years to be agreed.

Service Charge

£2,500 + VAT per annum

Insurance

£800 + VAT per annum

VAT

VAT is applicable on all costs unless stated otherwise.

Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only.

TO LET Class E Retail Unit

60 Edinburgh Place, Cheltenham, GL51 7SA



Contact:

Phoebe Harmer BSc (Hons) MRICS

Commercial Agent

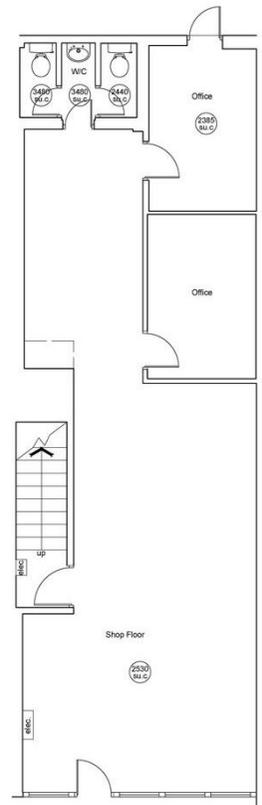
T: 07516 507939

E: phoebe.harmer@brutonknowles.co.uk

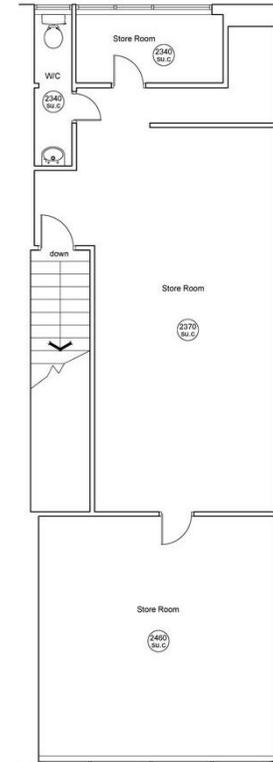
Gloucester office:

Olympus House, Olympus Park,
Quedgeley, Gloucester, GL2 4NF

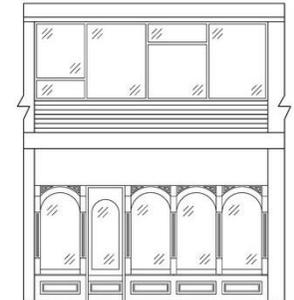
T: 01452 880000



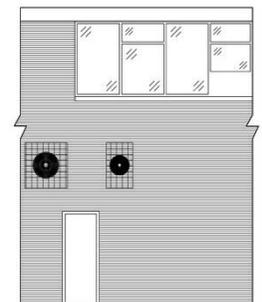
Existing Ground Floor Plan 1:50
911 sq.ft



Existing First Floor Plan 1:50
916 sq.ft



Existing Front Elevation 1:50

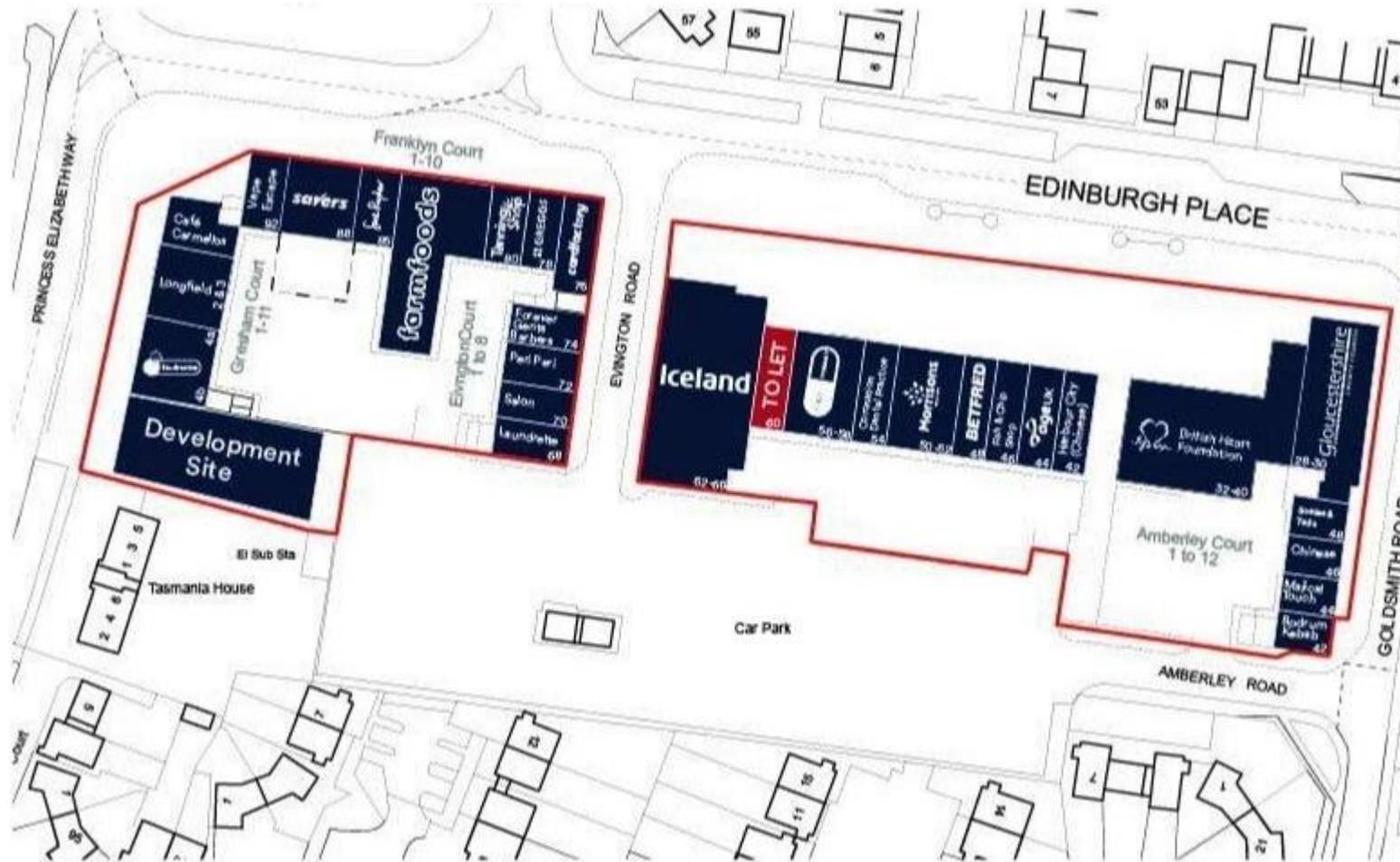


Existing Rear Elevation 1:50

TO LET

/// what3words ///estate.tops.winner

60 Edinburgh Place, Cheltenham, GL51 7SA



Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are 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 have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

Bruton Knowles Limited registered in England and Wales with registered number 12481998. Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF

