

# TO LET

## Hot Food Takeaway Unit

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



- Ground and First Floor
- Consented Sui Generis
- 1,829 Sq. Ft
- 25,000 per annum + VAT

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

## Accommodation

Unit	SQM	SQFT
Ground Floor	84.54	910
First Floor	85.38	919
<b>Total</b>	<b>169.92</b>	<b>1,819</b>

## Rates

Rateable Value: £15,750

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

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

## Energy performance certificate

C-68

## Rent

£25,500 per annum exclusive.

## Terms

A new lease is available for a term of years to be agreed.

## Service Charge

Annual service charge of £2,927 + VAT

## Insurance

Annual insurance charge of £715 + VAT

## VAT

The property is elected for VAT.

## Planning

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

## Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only. Details on page 3.

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## Contact:

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Commercial Agent

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## Gloucester office:

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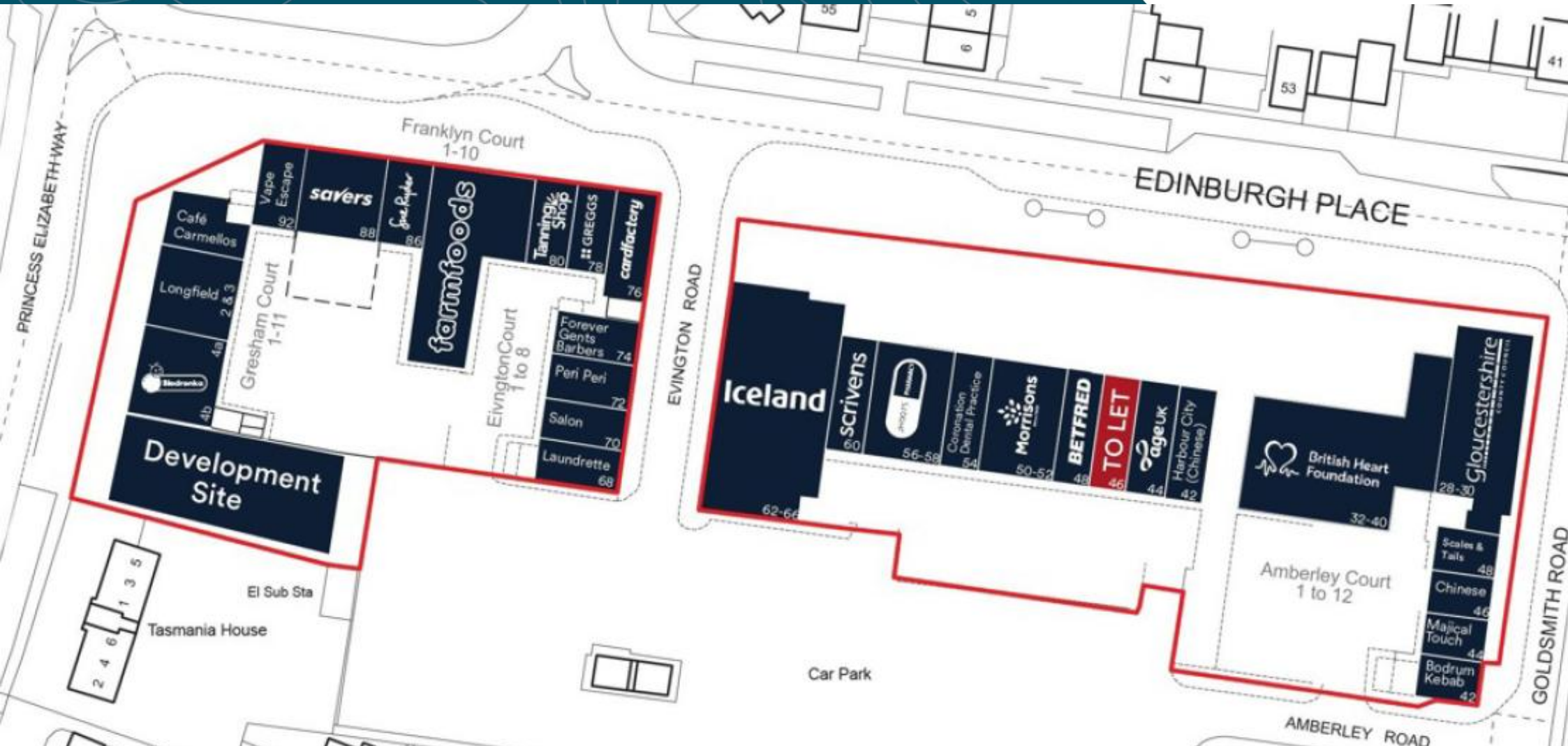
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