

M

# CORONATION SQUARE

Cheltenham

Local Occupiers Include

 GREGGS

 BETFRED

 savers

 Iceland

 Anytown  
age UK

 Morrisons  
Since 1899

 cardfactory

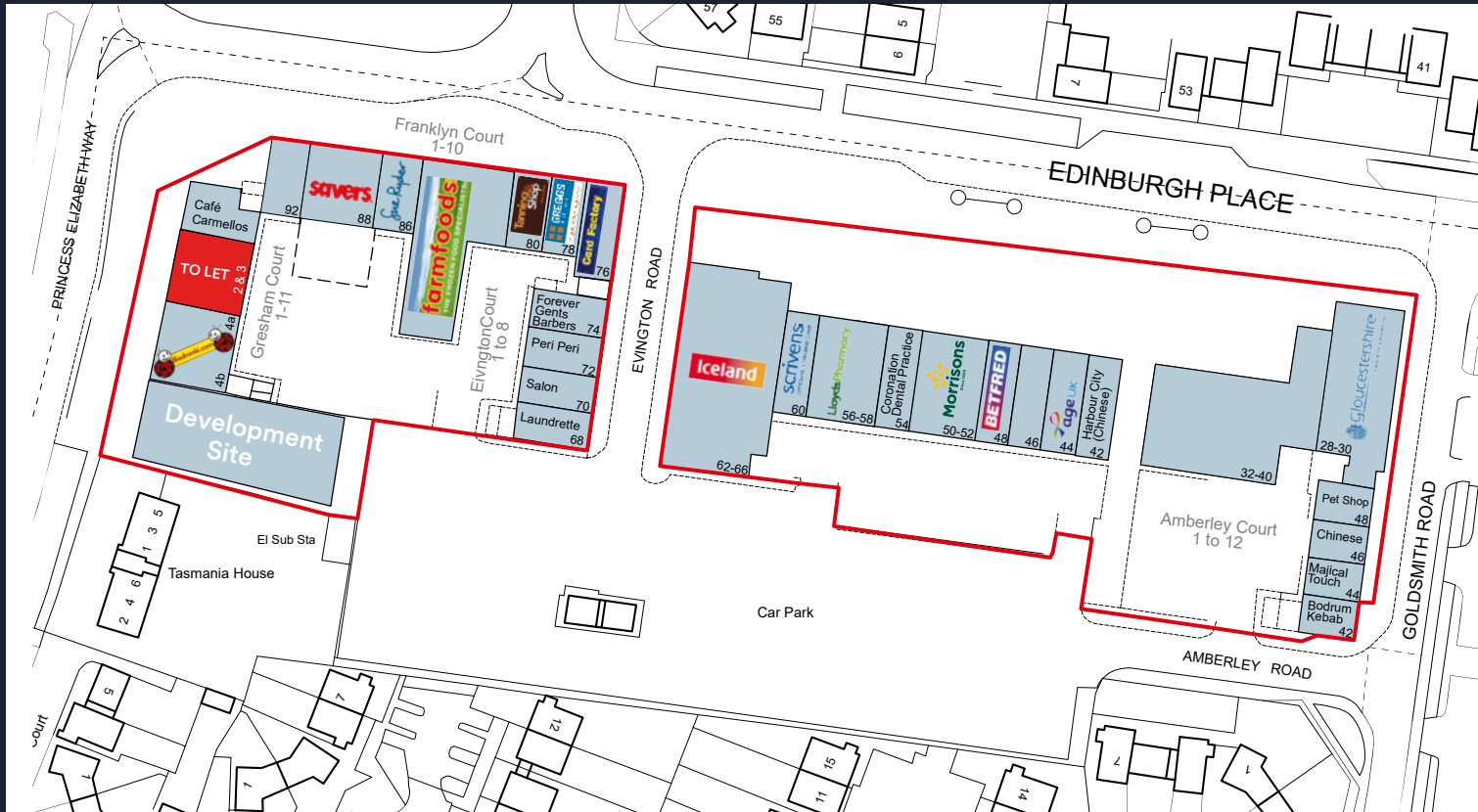
 LloydsPharmacy







# CORONATION SQUARE



## Vacant

2/3	SQ.FT	SQ.M
GROUND FLOOR	1,556	145
RENT	£35,000	
RATEABLE VALUE	£19,500	
RATES PAYABLE	TBC	
SERVICE CHARGE	£2,700	
INSURANCE	£570	

## 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, Iceland and Morrisons
- Other retailers represented include Scrivens, Greggs, Lloyds Pharmacy and Card Factory

## 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.

## SERVICE CHARGE & INSURANCE

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

## SERVICES

The units have electricity and water connected.

## PLANNING

An incoming tenant must satisfy themselves that their proposed 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.

## ENERGY PERFORMANCE

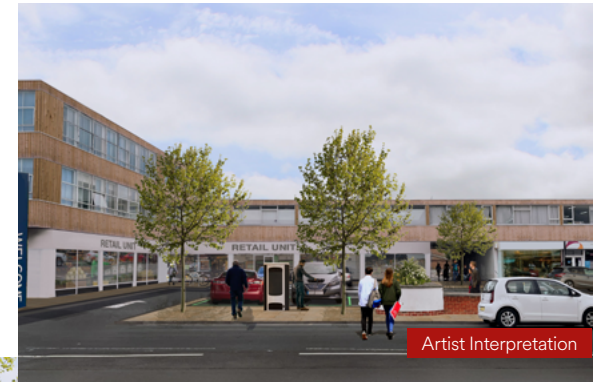
Further information available on request.

# M CORONATION SQUARE

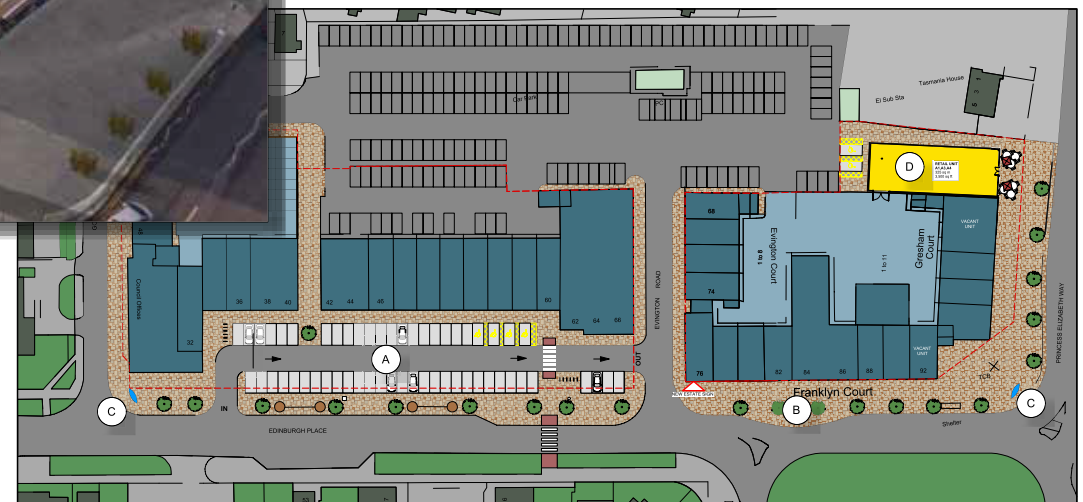


 Sat Nav <b>GL51 7SF</b>	 <b>117,000</b> people in primary catchment area	 <b>170</b> Parking spaces	 <b>69,765 sq.ft</b> (6,481 sq.m)
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- Key:**
- (A) NEW CARPARK AREA
  - (B) NEW PUBLIC REALM LANDSCAPE
  - (C) NEW TOTEM SIGN
  - (D) NEW DEVELOPMENT SITE FOR PROPOSED A1, A3, A4 USES WITH RESIDENTIAL ABOVE





Cheltenham Borough Council is committed to improvements to West Cheltenham alongside the new Golden Valley Development scheme adjacent to Coronation Square. A key objective of The Golden Valley Development Framework Masterplan is to deliver a range of benefits to the wider community and existing residents in the West Cheltenham area, including:

- The delivery of approximately 1,100 new homes, including affordable housing and diverse living options
- The creation of a mixed-use The Golden Valley Development Cluster including the creation of approximately 45 Ha of mixed use development land
- A development which creates new and helps to transform existing communities, ensuring they are healthy, biodiverse environments which encourage physical, mental and social wellbeing
- New street network will ensure new facilities are fully integrated with and connected to existing communities
- Expansive network of connected pedestrian and cycle routes and paths
- Expansion of and improvements to local bus services and network
- New leisure and community services, accessible to existing local residents
- Significant new jobs created in this growth sector and inspiration to future generations seeking to address the current levels of deprivation in surrounding areas.

### DEVELOPMENT FOOTPRINT



**Up to 3,700**  
New home  
(40% affordable)

### CYBER CENTRAL UK



**185,000 sqm**  
New Bla  
commercial space

### HEADLINE DEVELOPMENT IMPACTS



**11,700**  
Employed on site



**£436m**  
Gross employee wages



**£15m**  
Annual business rates



**10,900**  
New residents



**£113m**  
Household spend



**£32m**  
New Homes Bonus (4yrs)

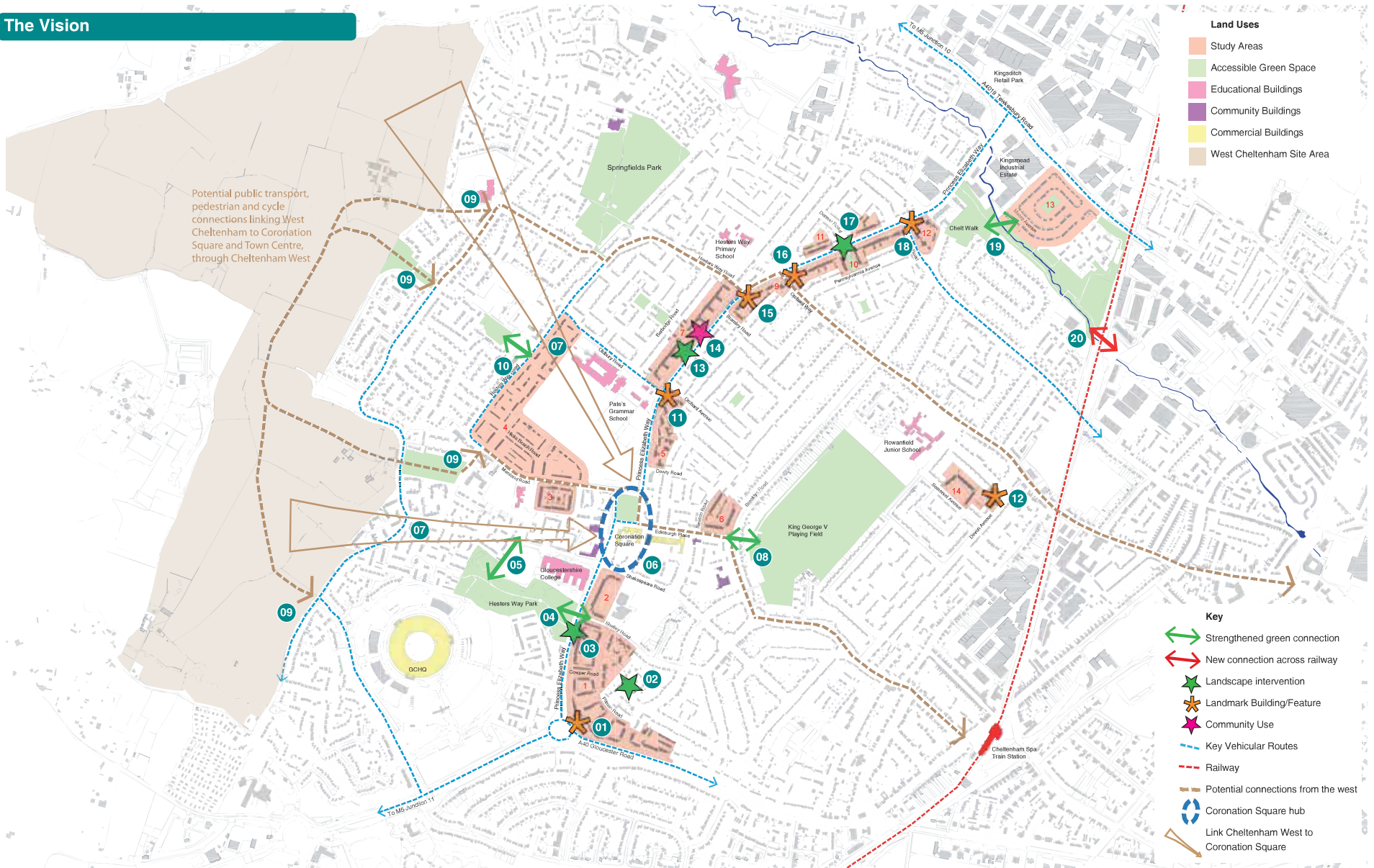
### BENEFITS

- + Social value
- + Inward investment
- + Education
- + Living community
- + Cyber identity
- + Environment
- + Construction employment



## The Vision

Potential public transport, pedestrian and cycle connections linking West Cheltenham to Coronation Square and Town Centre, through Cheltenham West



- Land Uses**
- Study Areas
  - Accessible Green Space
  - Educational Buildings
  - Community Buildings
  - Commercial Buildings
  - West Cheltenham Site Area

- Key**
- Strengthened green connection
  - New connection across railway
  - Landscape intervention
  - Landmark Building/Feature
  - Community Use
  - Key Vehicular Routes
  - Railway
  - Potential connections from the west
  - Coronation Square hub
  - Link Cheltenham West to Coronation Square



# M CORONATION SQUARE



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**VIEWING** Strictly via prior appointment with the appointed agents:

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS  
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