

TO LET

**NEWLY
REFURBISHED
UNITS**

RETAIL UNITS

**BUSY
COMMUNITY
SHOPPING
CENTRE**

from
1,556-6,000 sq.ft

(145 - 557 sq.m)

- Principal shopping destination within catchment
- Large car park at rear
- Anchored by Pizza Hut, Scrivens, Greggs, Card Factory, Iceland
- White boxed Turn Key units available



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

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

BK Bruton Knowles est. 1862

01452 880000

www.brutonknowles.co.uk

LCP

01384 400123

www.lcpproperties.co.uk



Coronation Square, Edinburgh Place, Cheltenham, GL51 7SF

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, BHF and Iceland
- Other retailers represented include Pizza Hut, Scrivens, Greggs, McColls, Lloyds Pharmacy and Card Factory

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.

SERVICE CHARGE & INSURANCE

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

SERVICES

All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

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

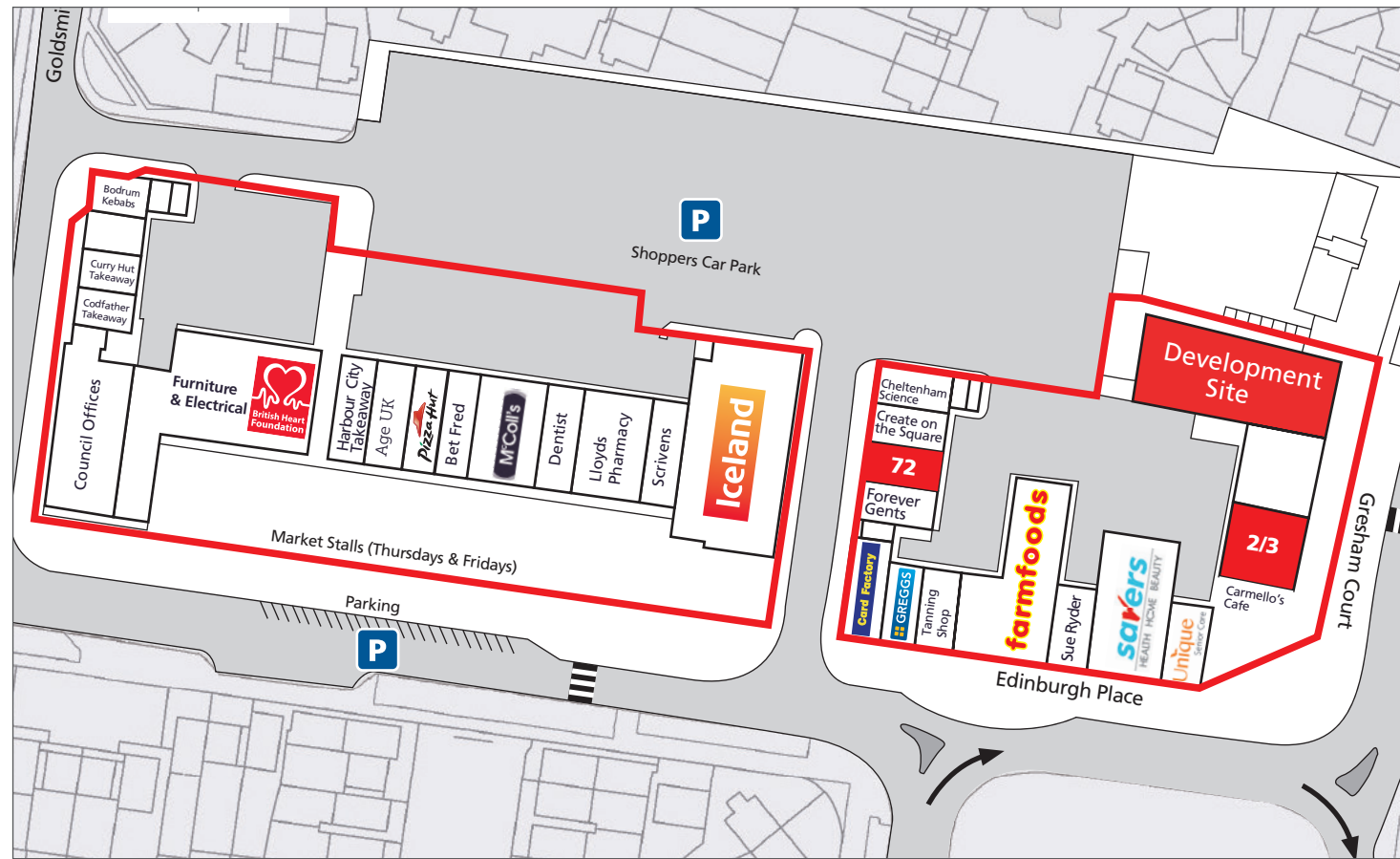
LEGAL COSTS

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



Coronation Square, Edinburgh Place, Cheltenham, GL51 7SF

Unit number	Floor area		Quoting rent	Rateable value	Service charge
	Sq.ft	Sq.m			
2 - 3 Gresham Court	1,556	145	£28,500	£13,000	£4,502.32
72 Edinburgh Place	740	69	£10,000	£6,600	£2,148.40
DEVELOPMENT SITE	6,000	557	£60,000	tbc	£15,600



VIEWING

Strictly via prior appointment with the appointed agents:

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