



TO LET

Retail Unit

1,603 sq.ft

(148.9 sq.m)

Unit 4 Wymans Brook Shopping Centre, Windyridge Rd, Cheltenham GL50 4RA

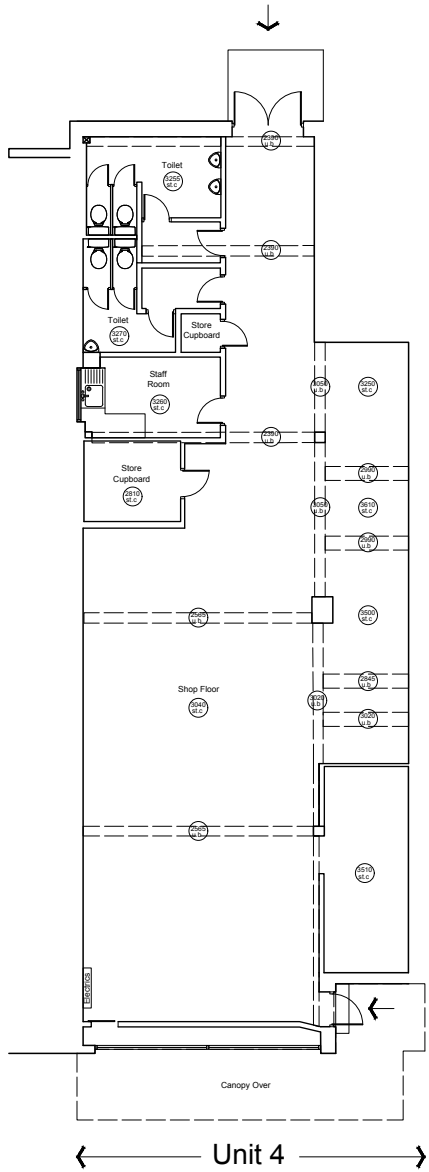
- Popular neighbourhood parade
- Customer onsite parking
- Premises benefit from E Use class

LCP

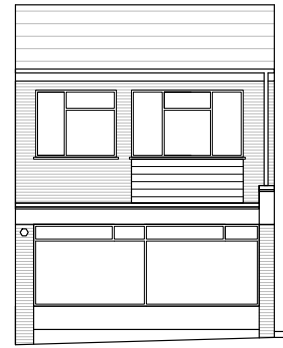
0117 990 2200

www.lcpproperties.co.uk

Unit 4 Wymans Brook Shopping Centre, Windyridge Rd, Cheltenham GL50 4RA

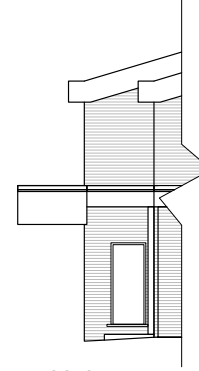


Existing Ground Floor Plan 1:100
1808 sq.ft



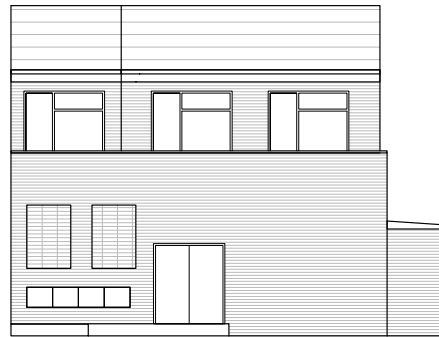
Unit 4

Existing Front Elevation (Ground Floor Only) 1:100



←Unit 4→

Existing Side Elevation (Ground Floor Only) 1:100



Unit 4

Existing Rear Elevation
(Ground Floor Only) 1:100

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,603	148.9
TOTAL	1,603	148.9

Description

The parade is anchored by a Mid-counties Co-op convenience store, with other occupiers trading include Premier Stores, The Ridge Pub and Wyman's Brook Pharmacy.

Rent

POA.

Rateable Value

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

Services

All mains services are available.



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.

Energy Performance

Further information available upon request.

Planning

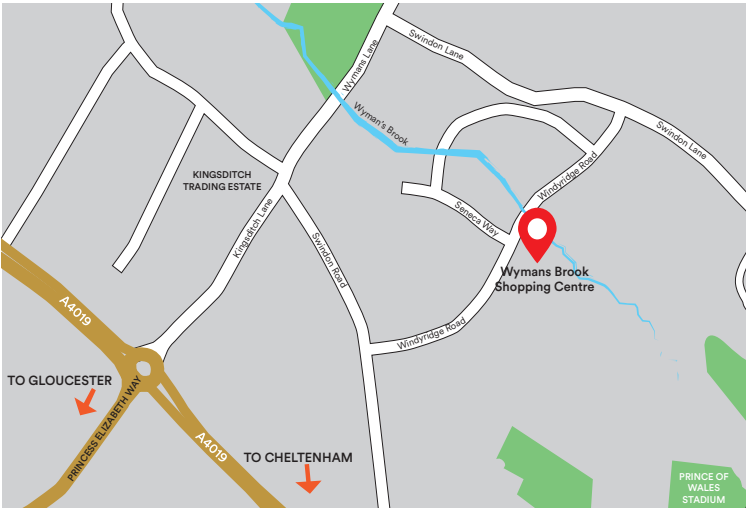
The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services, restaurant, office, indoor sports, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Legal Costs

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

Location - GL50 4RA

Wyman's Brook is a local shopping parade is located on Windyridge Road, approximately one mile north of Cheltenham town centre. There is easy access to the M5 motorway junction 10 (northbound) and regular bus services.



Viewing

Strictly via prior appointment:

arc

incorporating
downing
bentley

Retail Property Consultants

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anthony@arcetail.co.uk

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