

TO LET

TO LET

46 Edinburgh Place

1,653 sq.ft

(153.5 sq.m)

BETFRED
the
bonus king



46 EDINBURGH PLACE

///trucks.yappy.tribe

Coronation Sqaure
Cheltenham, Gloucestershire
GL51 7SA

Local Occupiers Include



CORONATION SQUARE

46 EDINBURGH PLACE

DESCRIPTION

Coronation Square is a busy community shopping centre serving a strong local catchment. 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.

In addition GCHQ, Gloucestershire College and Pate's Grammar School are located in the immediate vicinity. Coronation Square is anchored by Iceland, Farmfoods, BHF and Savers, with Card Factory, Greggs and Lloyds Pharmacy also represented. Ample, dedicated car parking is provided to the rear.

AREAS (Approx. Gross Internal)

TOTAL	1,653 sq.ft	(153.5 sq.m)
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RENT

Rent £27,500 +VAT.

BUSINESS RATES

Rateable Value: £15,750

SERVICE CHARGE & INSURANCE

Service Charge: £2,927

Insurance: £850

ENERGY PERFORMANCE

EPC: C. Further information available upon request.

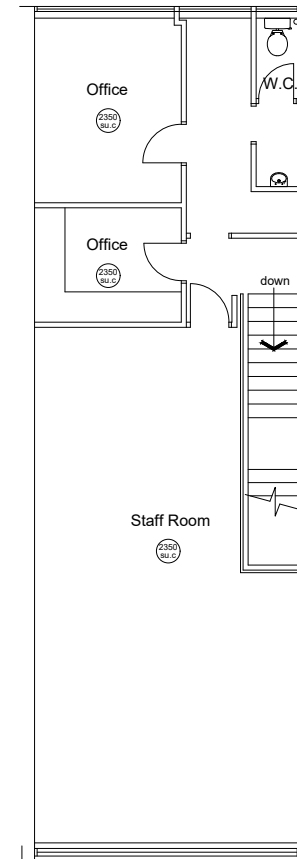
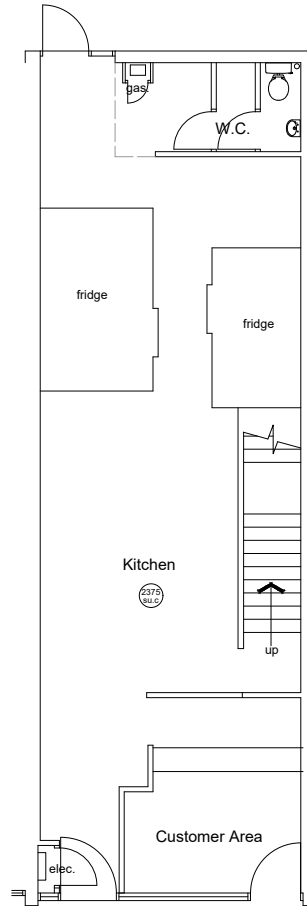
PLANNING

Subject to 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.

FLOOR PLAN



31

Retail Units On-Site



1,653 sq.ft

Unit Area



What Three Words
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CORONATION SQUARE

SITE PLAN



George Watson

07423 662 487
GWatson@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents:

Creative Retail

Guy Sankey

07415 408 196
guy@creative-retail.co.uk



Phoebe Harmer

07516 507 939
phoebe.harmer@brutonknowles.co.uk

