

TO LET

RETAIL CORNER UNIT

884 sq.ft

(82.1 sq.m)



M

76 CORONATION SQUARE

///trucks.yappy.tribe
Coronation Square
Cheltenham, Gloucestershire
GL51 7SA

Local Occupiers Include


Morrisons
Since 1899


PageUK

BETFRED

Iceland

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	884 sq.ft	(82.1 sq.m)
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RENT

Rent £25,000 +VAT.

BUSINESS RATES

Rateable Value: £20,000

SERVICE CHARGE & INSURANCE

Service Charge: £4,144

Insurance: £279

ENERGY PERFORMANCE

EPC: C. Further information available upon request.

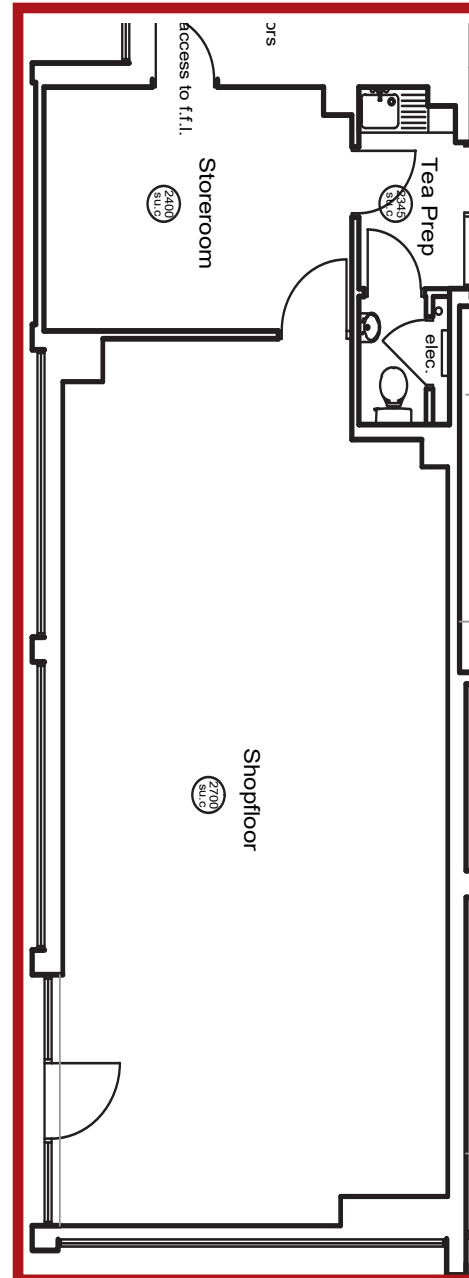
PLANNING

Subject to planning. It is the incoming 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



884 sq.ft

Unit Area



What Three Words
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76 CORONATION SQUARE



INDICATIVE IMAGERY- PENDING REFURBISHMENT

**Tom Percy**

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Viewing

Strictly via prior appointment
with the appointed agents:

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