

TO LET – AVAILABLE WHOLE OR SPLIT

BK Bruton Knowles

est. 1862

2-3 Gresham Court, Coronation Square, Cheltenham, GL51 7SE



- £18,000 - 35,000 per annum
- Use Class E
- 760 - 1,556 Sq. Ft
- Large Window Frontage

TO LET – Class E Unit



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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.

DESCRIPTION

The property comprises a ground floor retail unit recently refurbished to white box condition. The property benefits from extensive window frontage, water and electricity supply.

ACCOMMODATION (ITZA)

AREA	SQ M	SQ FT
Unit 2	70.60	760
Unit 3	73.95	796
Total	144.55	1,556

RATES

We understand the Rateable Value as at 1st April 2023 to be £19,500 for the whole.

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

PLANNING

We understand the property will fall under use class E.

EPC

C-63

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

RENT

£18,000 per unit / £35,000 for the whole.

SERVICE CHARGE

We are advised that service charge is payable on this property of £2,700 per annum.

VAT

VAT will be applied to all costs.

VIEWING

By appointment only with the sole agents Bruton Knowles.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Phoebe Harmer

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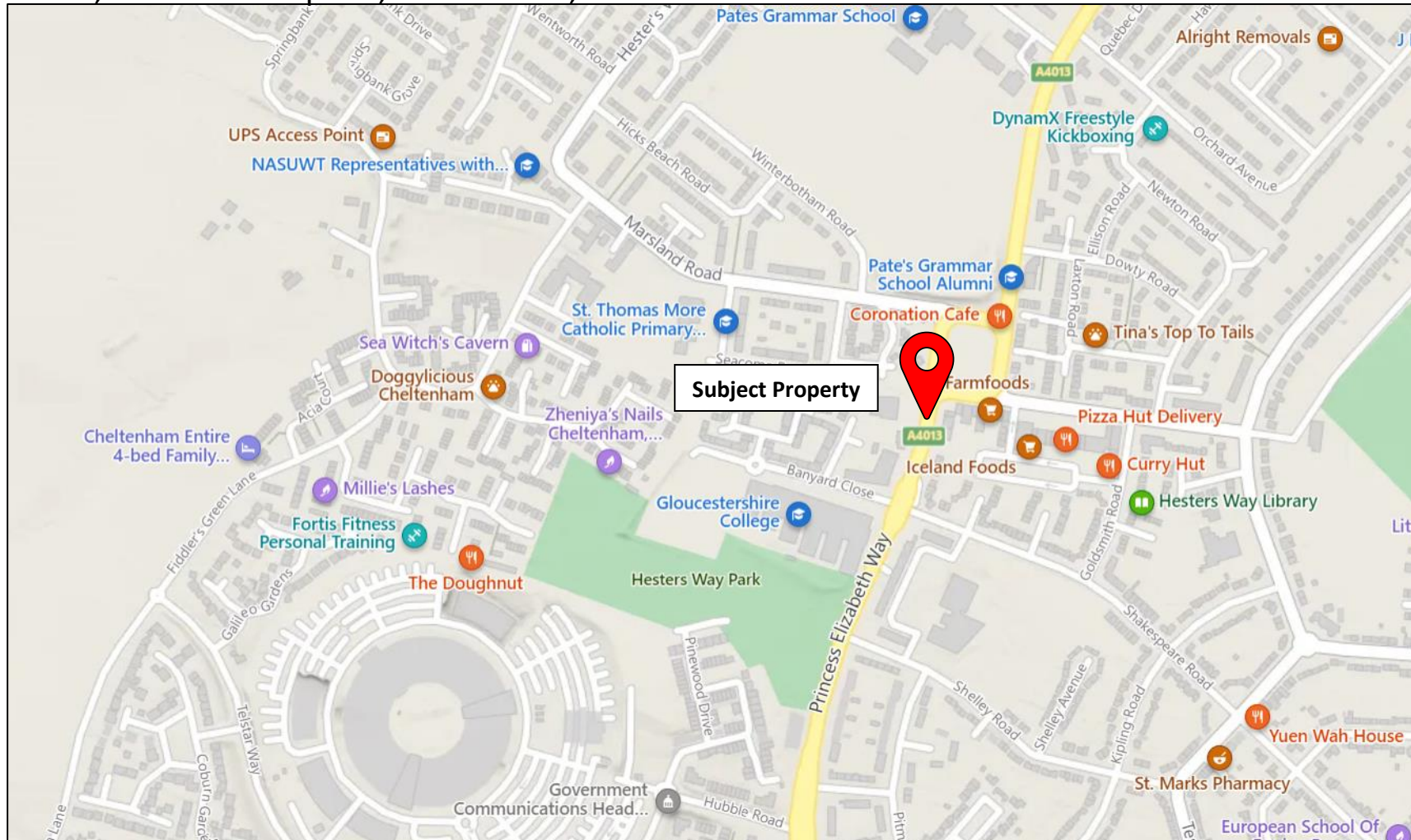


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