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**CORONATION
SQUARE**

Cheltenham

Local Occupiers Include

GREGGS

BETFRED

savers

Iceland

**Anytown
ageUK**

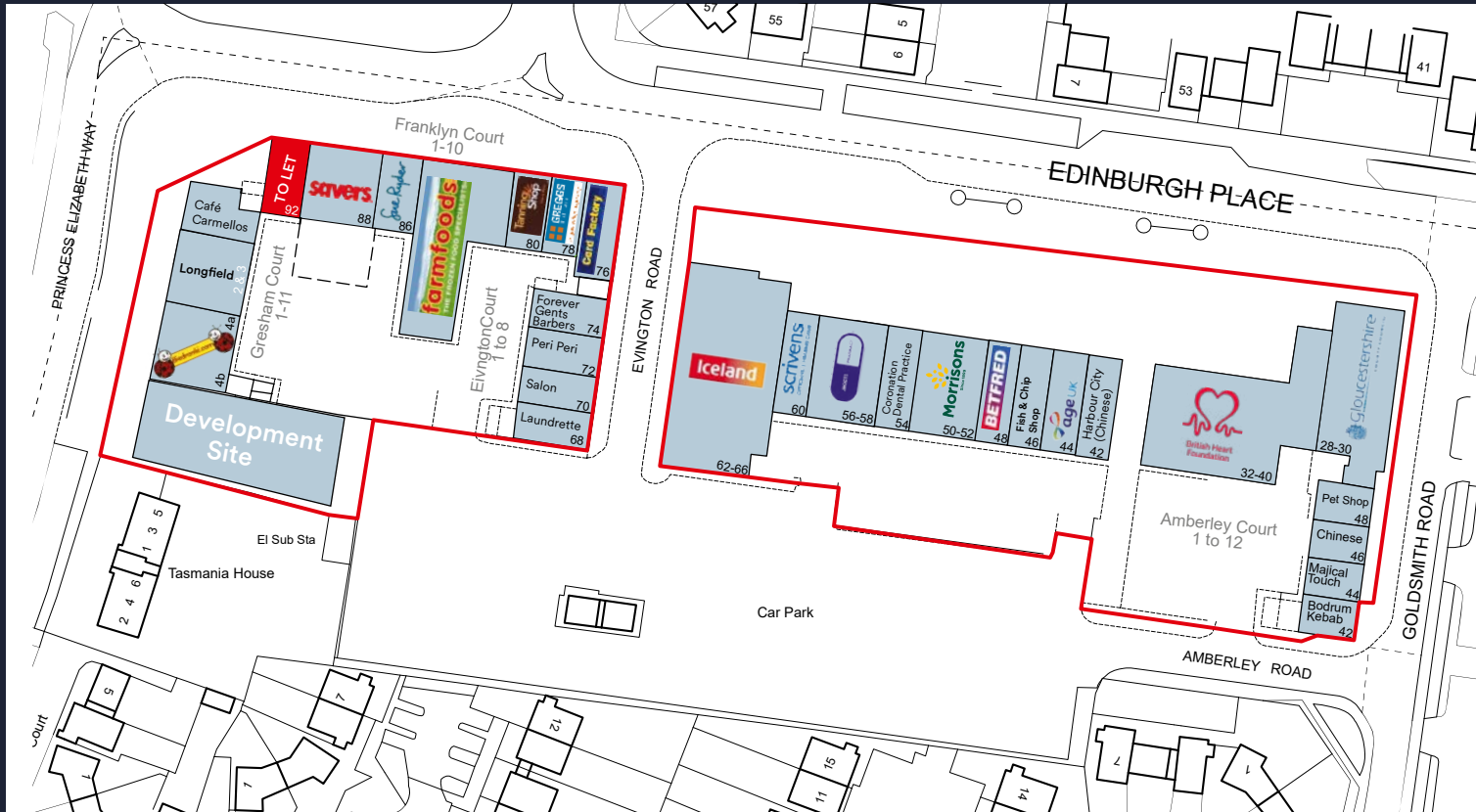
Morrisons
Since 1899

cardfactory



**LAST
UNIT
REMAINING**

Edinburgh Place, Cheltenham, GL51 7SF



Vacant

92	SQ.FT	SQ.M
GROUND FLOOR	720	66.8
FIRST FLOOR	664	61.6
TOTAL	1,384	128.4
RENT	£25,000	
RATEABLE VALUE	£17,250	
RATES PAYABLE	TBC	
SERVICE CHARGE	£2,750	
INSURANCE	£570	

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, Savaers, Iceland and Morrisons
- Other retailers represented include Scrivens, Greggs, Lloyds Pharmacy and Card Factory

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

SERVICE CHARGE & INSURANCE

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

SERVICES

The units have electricity and water connected.

PLANNING

An incoming tenant must satisfy themselves that their proposed 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.

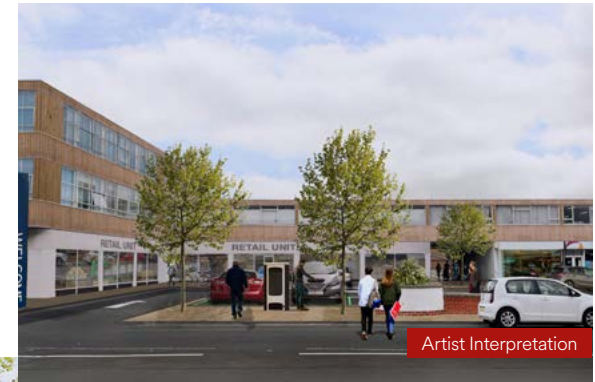
ENERGY PERFORMANCE

Further information available on request.

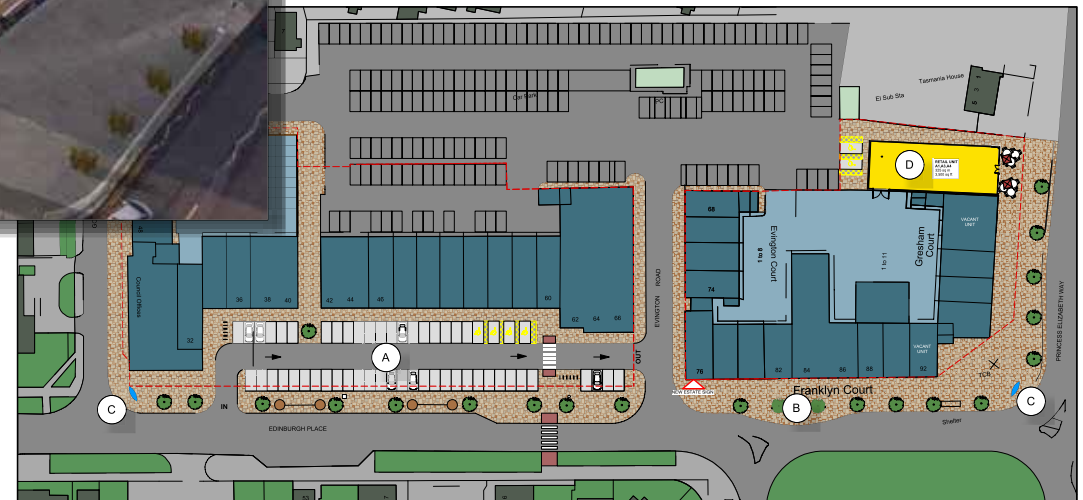
M CORONATION SQUARE



 Sat Nav GL51 7SF	 117,000 people in primary catchment area	 170 Parking spaces	 69,765 sq.ft (6,481 sq.m)
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- Key:**
- (A) NEW CARPARK AREA
 - (B) NEW PUBLIC REALM LANDSCAPE
 - (C) NEW TOTEM SIGN
 - (D) NEW DEVELOPMENT SITE FOR PROPOSED A1, A3, A4 USES WITH RESIDENTIAL ABOVE



Cheltenham Borough Council is committed to improvements to West Cheltenham alongside the new Golden Valley Development scheme adjacent to Coronation Square. A key objective of The Golden Valley Development Framework Masterplan is to deliver a range of benefits to the wider community and existing residents in the West Cheltenham area, including:

- The delivery of approximately 1,100 new homes, including affordable housing and diverse living options
- The creation of a mixed-use The Golden Valley Development Cluster including the creation of approximately 45 Ha of mixed use development land
- A development which creates new and helps to transform existing communities, ensuring they are healthy, biodiverse environments which encourage physical, mental and social wellbeing
- New street network will ensure new facilities are fully integrated with and connected to existing communities
- Expansive network of connected pedestrian and cycle routes and paths
- Expansion of and improvements to local bus services and network
- New leisure and community services, accessible to existing local residents
- Significant new jobs created in this growth sector and inspiration to future generations seeking to address the current levels of deprivation in surrounding areas.

DEVELOPMENT FOOTPRINT



Up to 3,700
New home
(40% affordable)

CYBER CENTRAL UK



185,000 sqm
New Bla
commercial space

HEADLINE DEVELOPMENT IMPACTS



11,700
Employed on site



£436m
Gross employee wages



£15m
Annual business rates



10,900
New residents



£113m
Household spend

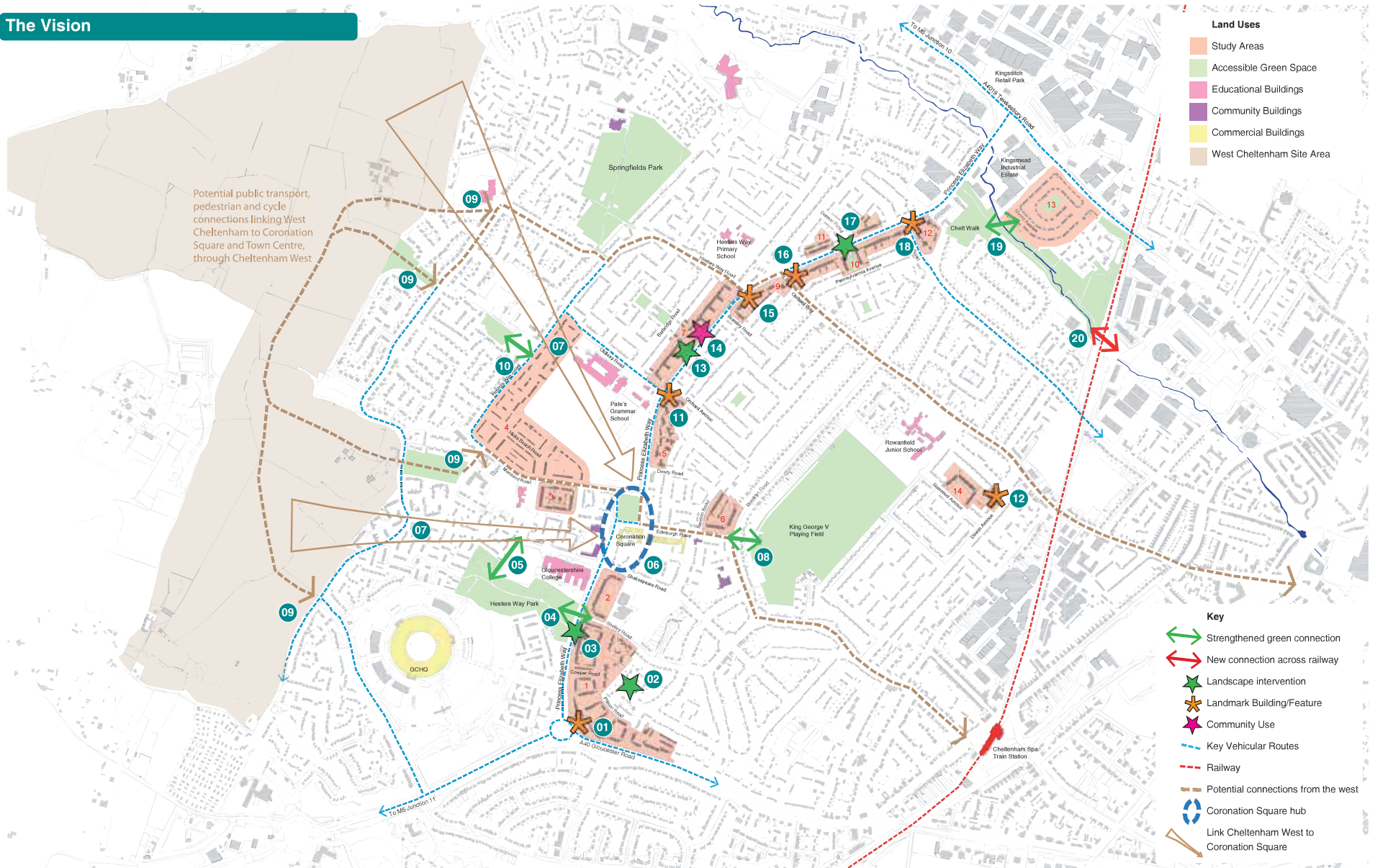


£32m
New Homes Bonus (4yrs)

BENEFITS

- + Social value
- + Inward investment
- + Education
- + Living community
- + Cyber identity
- + Environment
- + Construction employment

The Vision





CORONATION SQUARE



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