



TO LET

Retail Unit  
**1,603 sq.ft**  
(148.9 sq.m)

**M** UNIT 4

Wymans Brook Shopping Centre,  
Cheltenham, Gloucestershire,  
GL50 4RA

Local Occupiers Include

 **Premier**

# WYMANS BROOK

## UNIT 4

### DESCRIPTION

Wyman's Brook is a local shopping parade with onsite parking, 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. 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.

### UNIT SIZE

Total Area: 1,603 sq.ft (148.9 sq.m).

### RENT

POA.

### BUSINESS RATES

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

The unit has electricity and water connected.

### 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

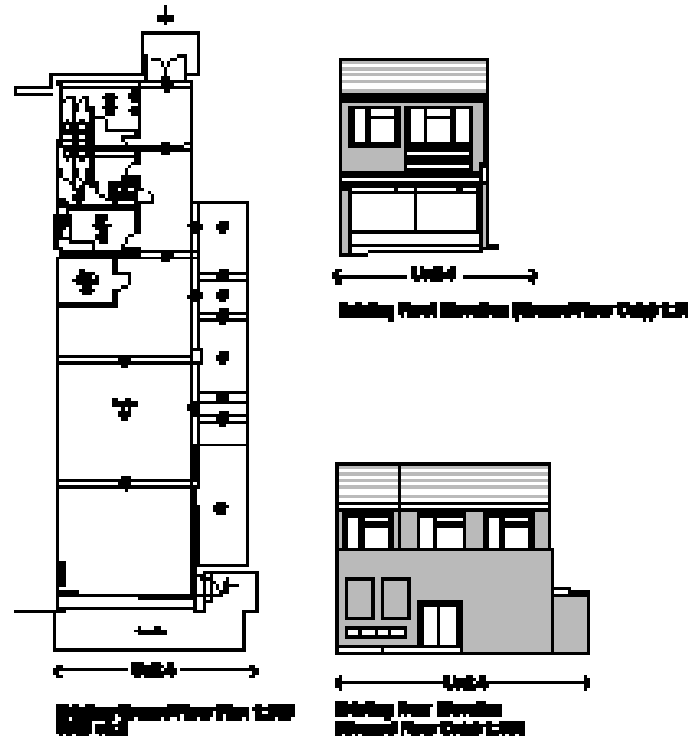
Further information available upon request.

### PLANNING

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.



17

Retail Units On-Site



18,246 sq.ft

Total Area



What Three Words  
[clip.vase.games](https://clip.vase.games)

# WYMANS BROOK

## SITE PLAN

www.mcoreproperty.com 



**George Watson**

0117 990 2649  
07423 662487  
GWatson@lcpproperties.co.uk

### Viewing

Strictly via prior appointment  
with the appointed agent

**Creative Retail**

**0121 400 0407**

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

**Guy Sankey**

07415 408 196  
[guy@creative-retail.co.uk](mailto:guy@creative-retail.co.uk)



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