

# TO LET

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46 Edinburgh Place

1,653 sq.ft

(153.5 sq.m)

**BETFRED**  
the  
bonus king

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Pay  
Point

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46 EDINBURGH PLACE

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Coronation Sqaure  
Cheltenham, Gloucestershire  
GL51 7SA

Local Occupiers Include

  
**Morrisons**  
Since 1899

  
PageUK

**BETFRED**

**Iceland**

# 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)

<b>TOTAL</b>	<b>1,653 sq.ft</b>	<b>(153.5 sq.m)</b>
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## RENT

£25,000 per annum +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.

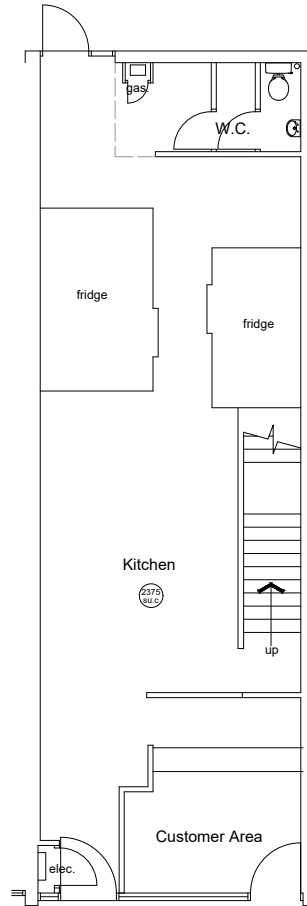
## PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

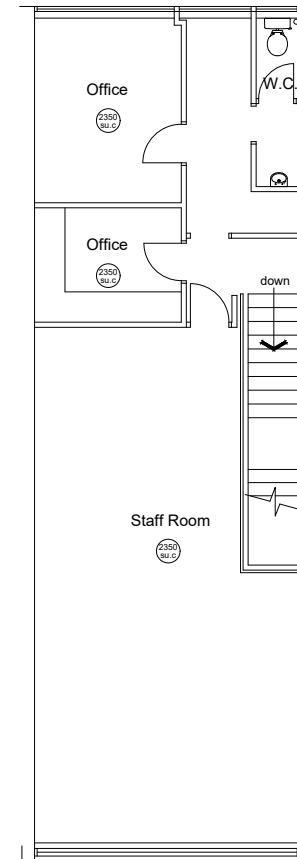
## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## FLOOR PLAN



Ground Floor Plan - 910sq ft



First Floor Plan - 919sq ft



31

Retail Units On-Site



1,653 sq.ft

Unit Area



What Three Words  
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# CORONATION SQUARE

# SITE PLAN



**George Watson**

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GWatson@lcpproperties.co.uk

**Viewing**  
Strictly via prior appointment  
with the appointed agents:

## Creative Retail

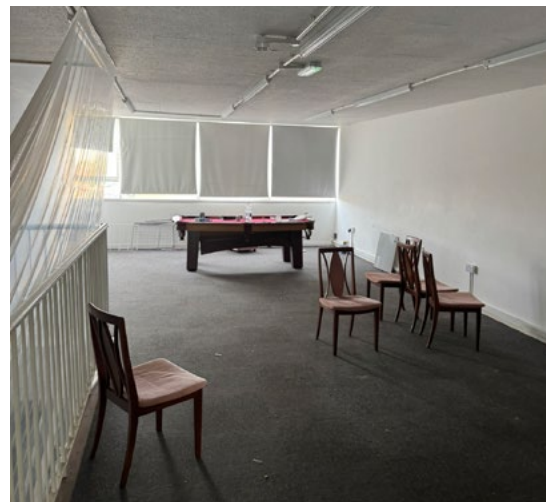
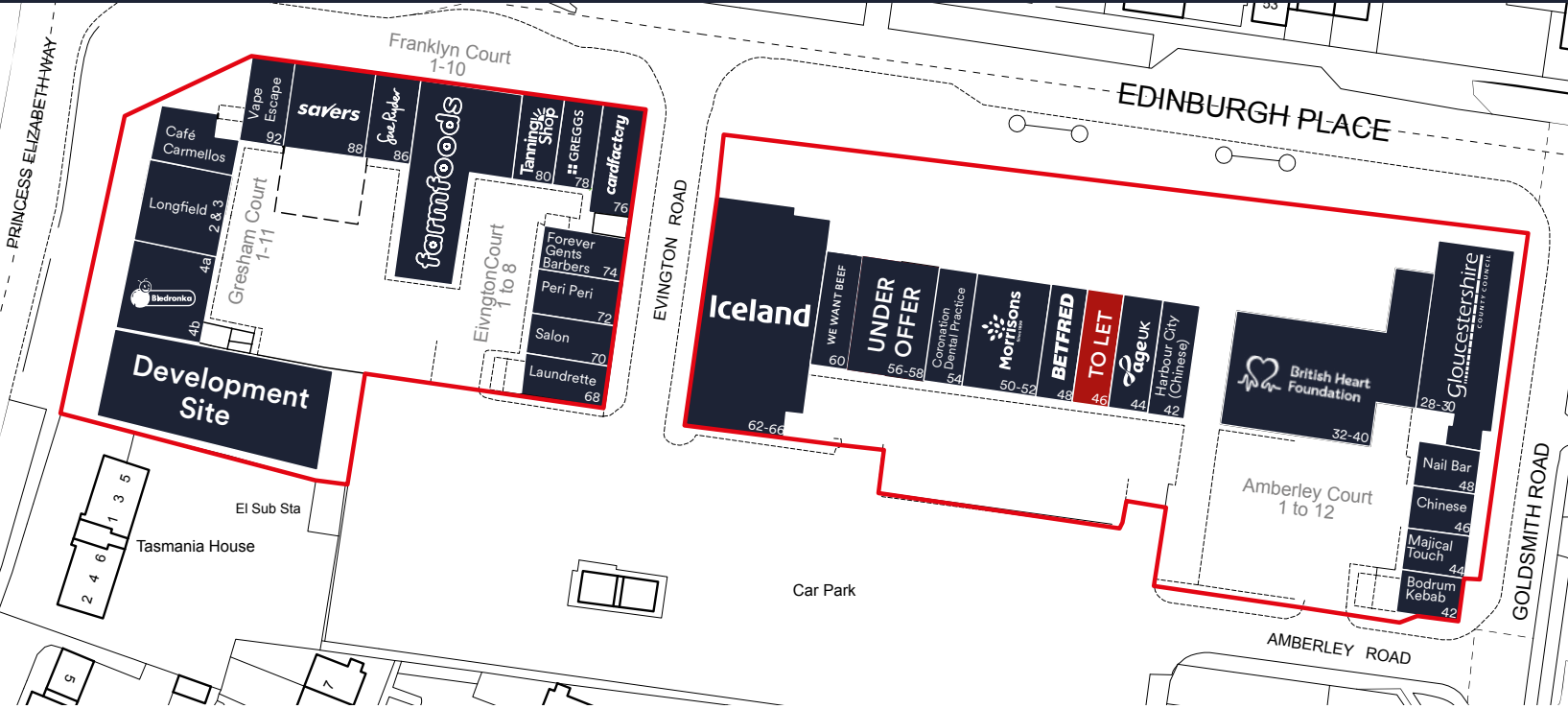
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