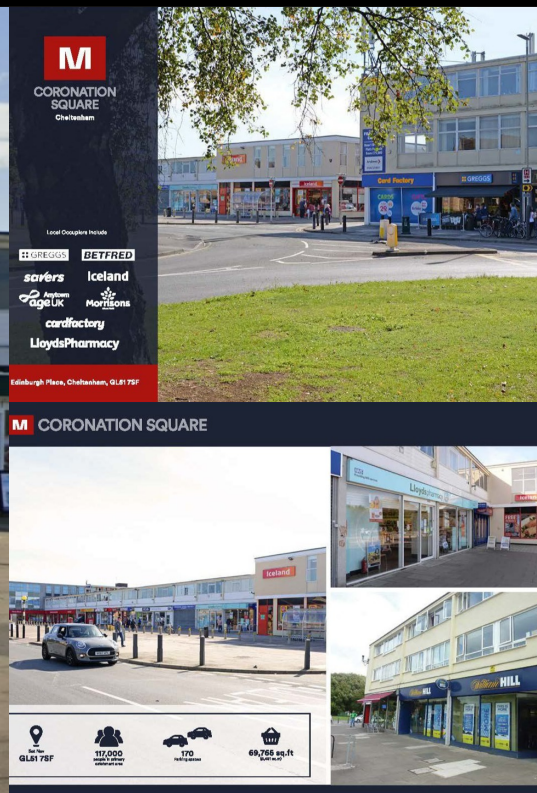


HOT FOOD TAKEAWAY TO LET

46 Edinburgh Place, Coronation Square
Cheltenham, GL51 7SF



Consented Sui Generis Use



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.

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Description

The property forms part of Coronation Square neighbourhood centre and anchored by **Farmfoods**, **Savers** and **Iceland**. Other occupiers include **Morrisons Daily**, **Greggs**, **Morrisons Daily** and **Card Factory**. The scheme benefits from a large ample car park at the rear.

Accommodation

	Sq M	Sq Ft
Ground Floor	84.54	910
First Floor	85.38	919

Business Rates

RV £15,750 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Rent

£25,000 + VAT per annum exclusive.

Service Charge

Annual service charge of £2,927 + VAT

Insurance

Annual insurance charge of £715 + VAT

EPC

C 68. Certificate available upon request.

Planning

We understand the property has consented hot food takeaway use (Sui Generis).

Security

Deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

Viewings

Strictly by appointment with the Joint Retained Agents Creative Retail or Bruton Knowles.

0121 400 0407
creative-retail.co.uk

Creative Retail

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Consented Sui Generis Use

Cheltenham Coronation Square Shopping Centre



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