

# SHOP TO LET

48 Goldsmith Road,  
Coronation Square,  
Cheltenham, GL51 7RY



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

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor:** 44.97 sq. m 484 sq. ft.

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## EPC

A copy of the EPC is available upon request.

## RENT

**£15,000 + VAT** per annum exclusive.

## SERVICE CHARGE

There is an annual service charge of **£1,600 + VAT**.

## INSURANCE

There is annual insurance premium of **£250 + VAT**.

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**RATEABLE VALUE (2023) £6,200**

We suggest that all interested parties should verify the above.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with Creative Retail or our joint agents Bruton Knowles 03337 721235.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

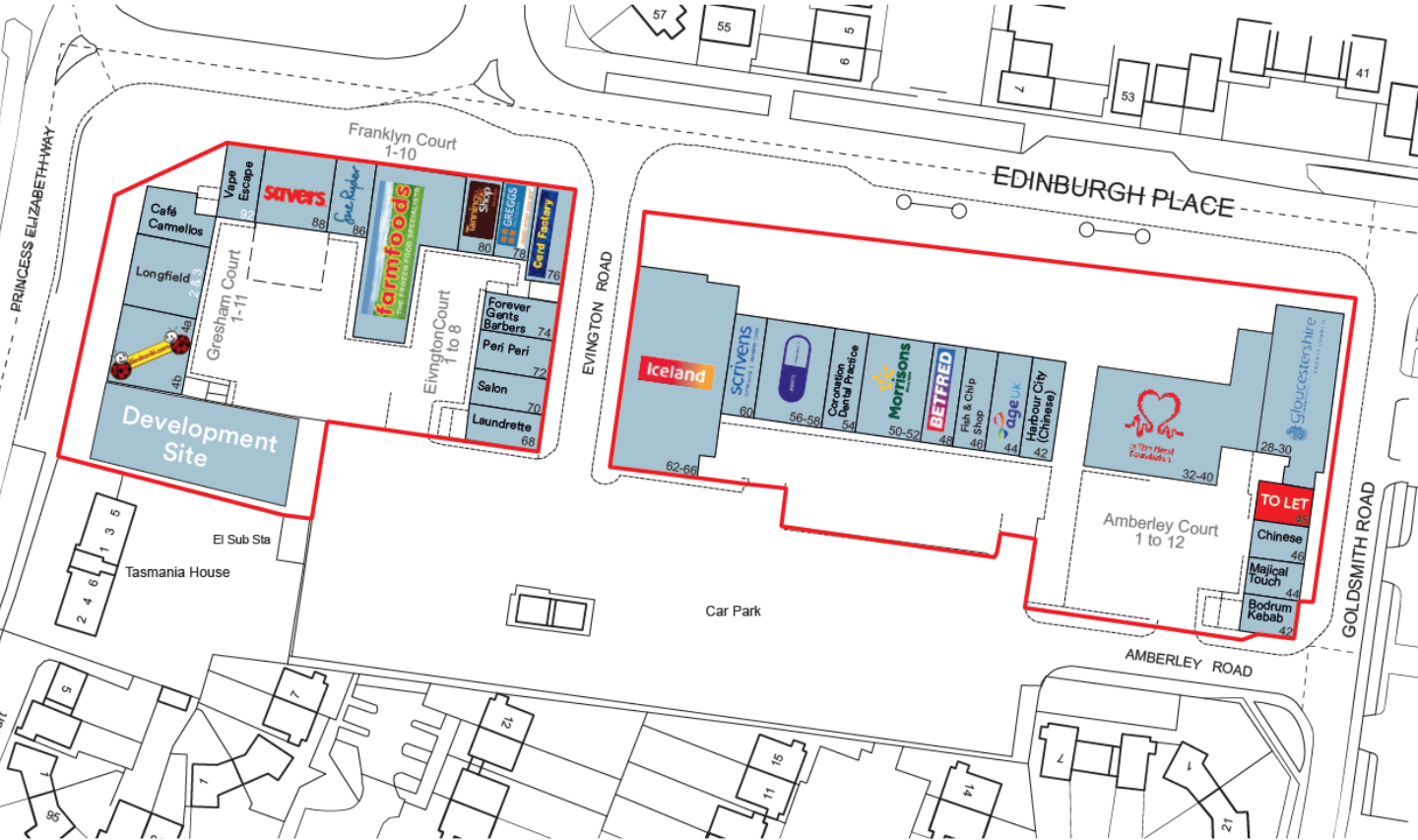
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www.creative-retail.co.uk

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## Cheltenham Coronation Square Shopping Centre



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