



# NEWLY REFURBISHED SHOPS TO LET

NOW READY FOR IMMEDIATE OCCUPATION  
IN CHELTENHAM TOWN CENTRE

REGENT  
ARCADE



# REGENT ARCADE

Central Cheltenham location.  
The most **contemporary & immaculately presented** shop units in Cheltenham town centre!  
Available for immediate occupancy.

Extensively refurbished to provide a retail environment fit for high quality retailers, with feature flooring and showcase lighting.  
Viewing is **essential to appreciate...**

## Regent Arcade

At approximately 200,000 sqft, Regent Arcade is the most dominant retail location in Cheltenham linking to the neighbouring 190,000 sqft House of Fraser department store.

With a population of around 120,000, Cheltenham is an important regional and national centre serving an extensive catchment in Gloucestershire, the Midlands and the Southwest. The town is renowned for its shopping and festivals.



## Location

Situated in the heart of Cheltenham, Regent Arcade forms an integral part of the town's prime shopping circuit linking the High Street to the Promenade. The centre is home to over 60 stores and eateries including H&M, River Island, Soho Coffee, TK Maxx and Topshop.

The available units are located opposite one of the country's best performing Carluccio's and set within the busiest pedestrian section of the shopping centre in close proximity to Holland & Barrett and The Body Shop. You'll be in good company next to a top 5 Sharps, successful Apple reseller Western Computer and brand new addition Trespass.



APPROX  
200,000  
SQFT

HOME TO OVER  
60 STORES  
& EATERIES

CENTRAL  
CHELTENHAM  
LOCATION

NEW TIVOLI  
CINEMAS  
COMING Q2/20





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## Accommodation

Each unit has been fully refurbished to the highest standard and individually designed to reflect their own character.

The extensive refurbishment includes new lighting and upgraded electrical arrangements.

## Terms

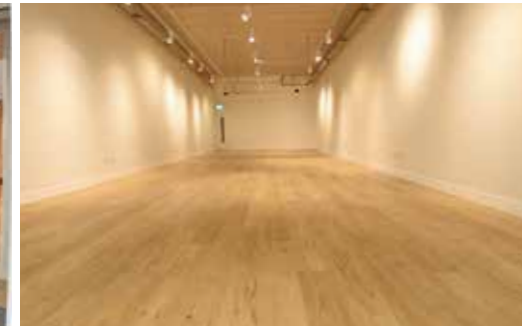
Units are available by way of new effectively full repairing and insuring leases for a term to be agreed.

## Premises

The premises comprise of the following dimensions & net internal floor areas;

## Unit 16

Ground floor area 97 m<sup>2</sup> / 1,044 sqft  
First floor area 27 m<sup>2</sup> / 291 sqft  
TOTAL 124 m<sup>2</sup> / 1,335 sqft  
Gross frontage 5.2m  
Shop depth 18.6m



## Unit 20

Ground floor area 100 m<sup>2</sup> / 1,076 sqft  
First floor area 26 m<sup>2</sup> / 280 sqft  
TOTAL 126 m<sup>2</sup> / 1,356 sqft  
Gross frontage 5.88m  
Shop depth 17.5m



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UNIT 16





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ARCADE



UNIT 20

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## Rent

Rents on application

## Service Charge

The current estimated service charge is; -  
**Unit 16** £10,275  
**Unit 20** £10,603

## EPC

The properties have been rated within the following band; -  
**Unit 16** C64  
**Unit 20** C55  
A copy of the report is available on request.

## Legal Costs

Each party to be responsible for their own legal costs.

## Business Rates

The current rateable value is; -  
**Unit 16** £40,250  
**Unit 20** £40,500

The business rates multiplier for 2019/20 is 50.4p  
The Rateable Value is obtained from the Valuation Office website. Interested parties should make their own enquires to the billing authority Cheltenham Borough Council to verify the current rates payable.



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