

111 HIGH STREET



CHELTENHAM

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PROMINENTLY POSITIONED
NEXT TO THE NEW JOHN LEWIS
FLAGSHIP STORE AND DEFTLY
DEVELOPED IN TO THE HEART OF
THE MAIN SHOPPING HIGH STREET
111 PRESENTS AN OUTSTANDING
RETAIL LOCATION OPPORTUNITY."



CHELTENHAM

Positioned on the western perimeter of the natural beauty of the Cotswolds and with a wide retail sphere of influence, the **spa town** of Cheltenham is renowned for its elegant **regency architecture** and picturesque public spaces. A perennial tourist attraction, Cheltenham boasts an enviable calendar of cultural events, including the internationally prestigious horse racing meet, the **Cheltenham Festival**.



“
Cheltenham is enjoying a cultural renaissance, with stylish new hotels, restaurants, art spaces and festivals infusing fresh vigor.”

NEW YORK TIMES



KEY FACTS

Accessible by rail and **located conveniently alongside the M5**, Cheltenham lies just over an hour away from Bristol and Birmingham and under two hours away from London.

Cheltenham is a major gateway to the 790 square mile Cotswold AONB.

RESIDENTIAL POPULATION

1.17m

AFFLUENT ACHIVERS

39%

UK avg 22%

NEW HOMES

5,000+

Strategic Allocation

TOTAL CENTRE SPEND

£516m

annually

AVG SPEND

£8.19m

weekly

PREMIUM RETAIL

33%

ANNUAL VISITORS

185k

UK RETAIL RANKING

9th

Investment

VISITORS SPEND

£67m

annually

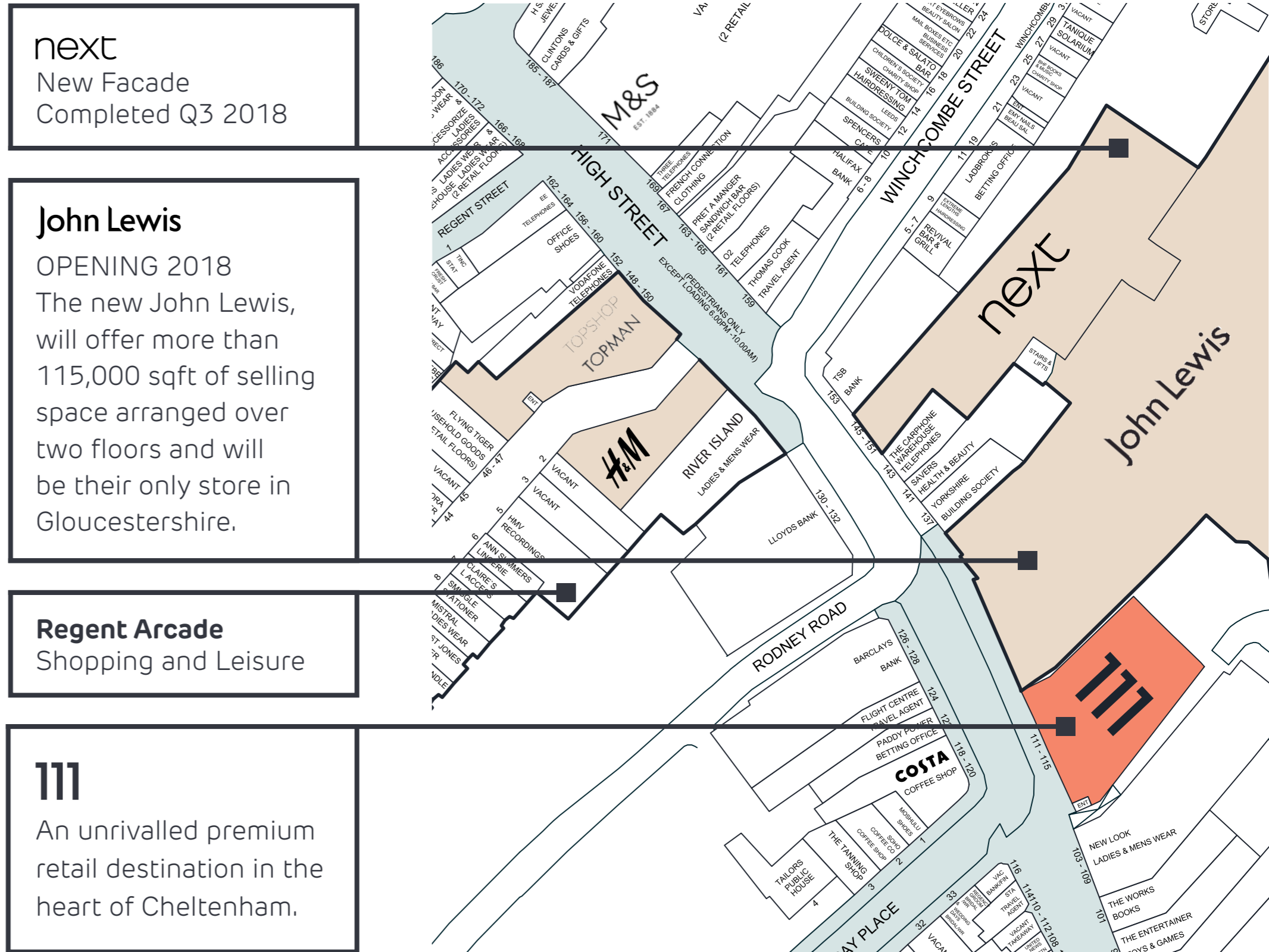
(CACI 2017)

LOCATION

The prime location of 111 Cheltenham will ensure that a retailer will benefit from one of the **highest flows of footfall** in the town, significant **visual prominence** from three key arrival points to the high street and the ability to arrange their store layout to create a right-sized, engaging retail environment to articulate their brand

INVESTMENT

To complement the arrival of 111 and John Lewis, Cheltenham Council and Gloucester County are making a significant investment in to the public realm and high street to enhance the shopper experience. The first phase of this comprehensive programme will include: **Landscaping, trees, seating and signage, scheduled to be implemented by Autumn 2018**



next
New Facade
Completed Q3 2018

John Lewis
OPENING 2018
The new John Lewis, will offer more than 115,000 sqft of selling space arranged over two floors and will be their only store in Gloucestershire.

Regent Arcade
Shopping and Leisure

111
An unrivalled premium retail destination in the heart of Cheltenham.

BUILDING

Active and inviting entrances, well positioned on the town's main retail thoroughfare ensures ease of access for all visitors. The **distinctive front elevations** enable an opportunity for a retail brand to confidently signal its presence with equivalence to its neighbours.



“
111 confidently asserts its prominence as a modern dynamic retail destination.”



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111 PRESENTS A PRIME
OPPORTUNITY IN A LANDMARK
LOCATION IN THE CENTRE OF
THIS SPA TOWN, **SUPPORTED
BY THE OPENING OF FLAGSHIP
JOHN LEWIS AND NEXT STORES
IN AUTUMN 2018."**

OPTION 1*

APPROXIMATE AREAS



G/F GIA 836m²

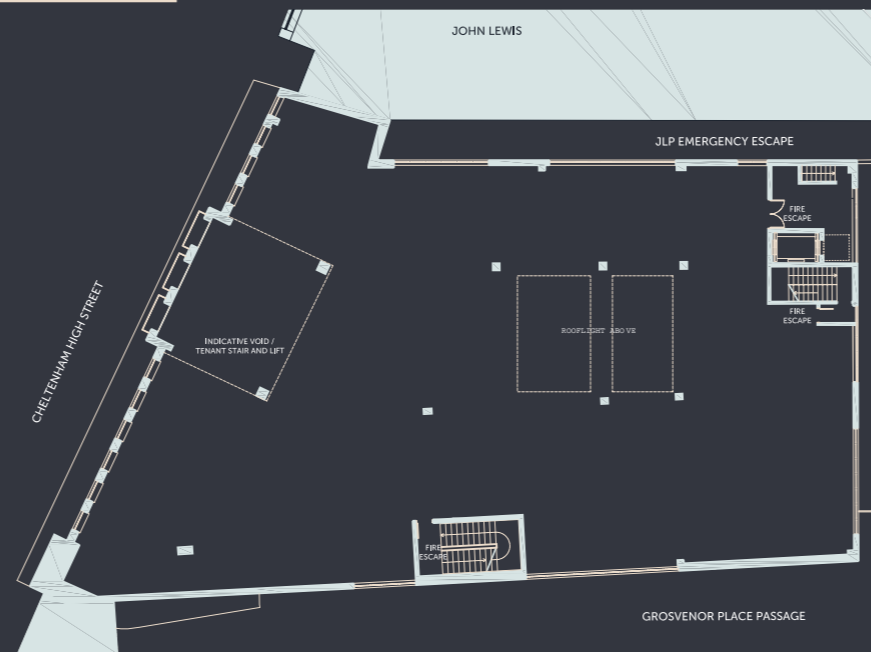
1/F GIA 826m²

2/F GIA 400m²

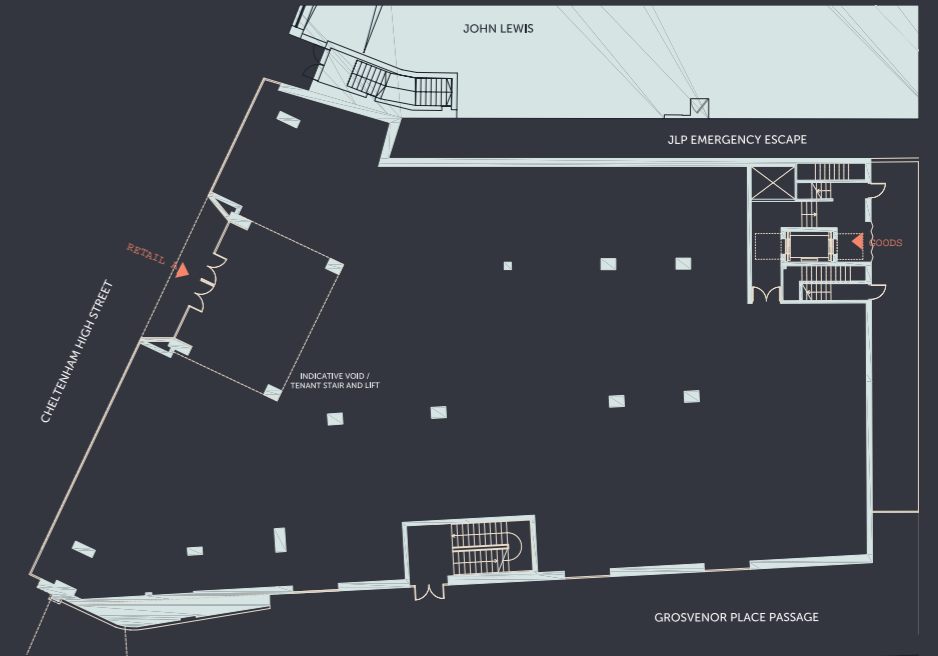
TOTAL GIA 2062m²

"A major store over three levels or options to split to suit occupier requirements."

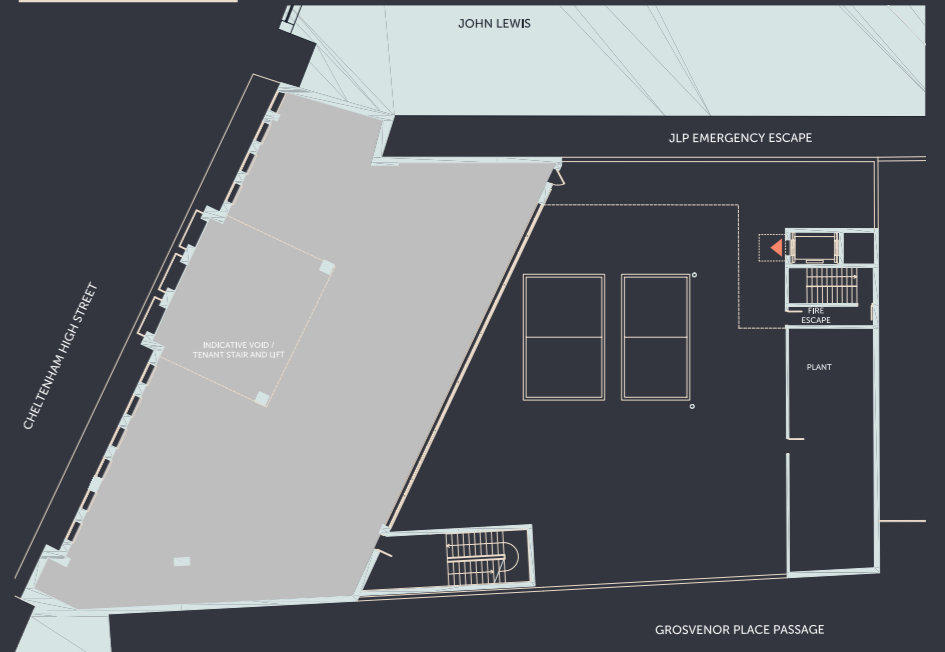
First Floor



Ground Floor



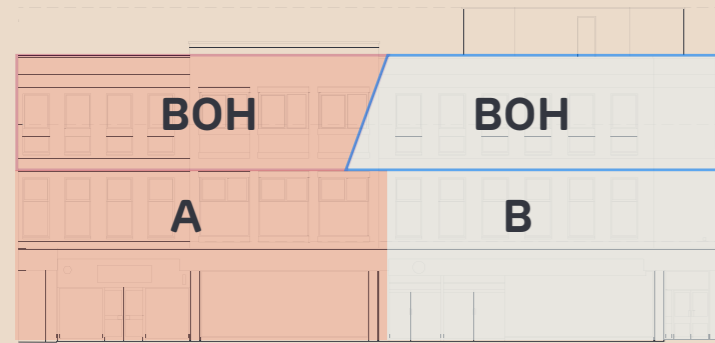
Second Floor



*To Let as a whole (option 1) or may split (option 2 and 3 on page 9).

OPTION 2

APPROXIMATE AREAS



A B

G/F GIA

414m²

392m²

1/F GIA

407m²

385m²

2/F GIA

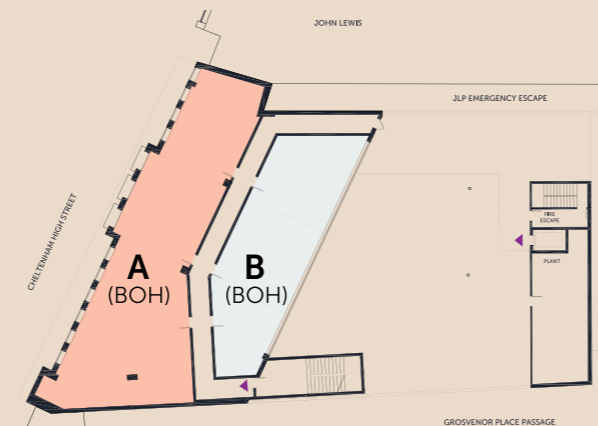
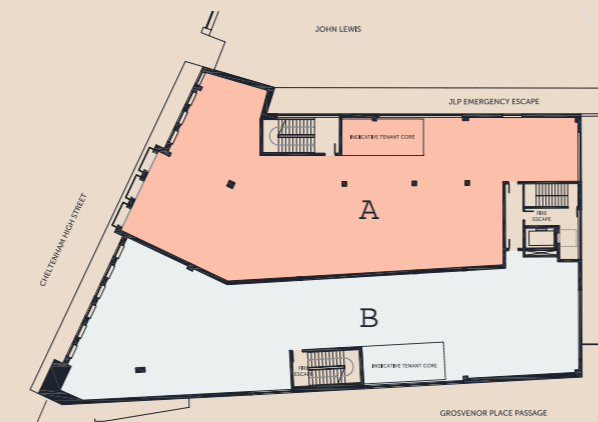
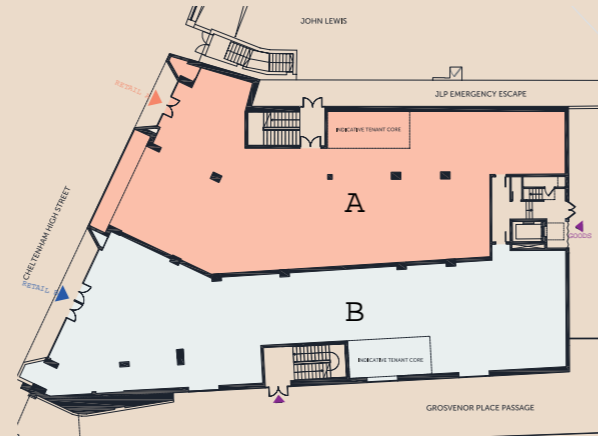
210m²

125m²

TOTAL GIA

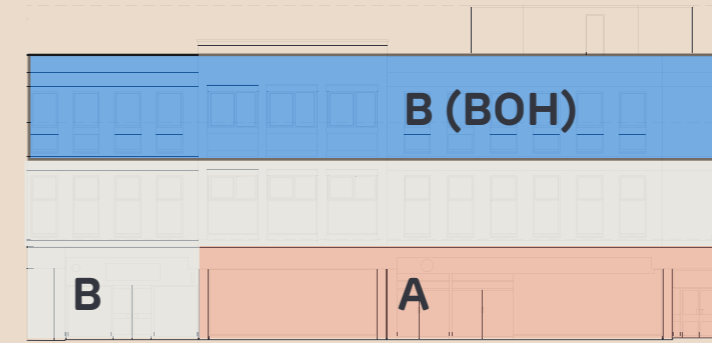
1031m²

902m²



OPTION 3

APPROXIMATE AREAS



A B

G/F GIA

756m²

62m²

1/F GIA

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764m²

2/F GIA

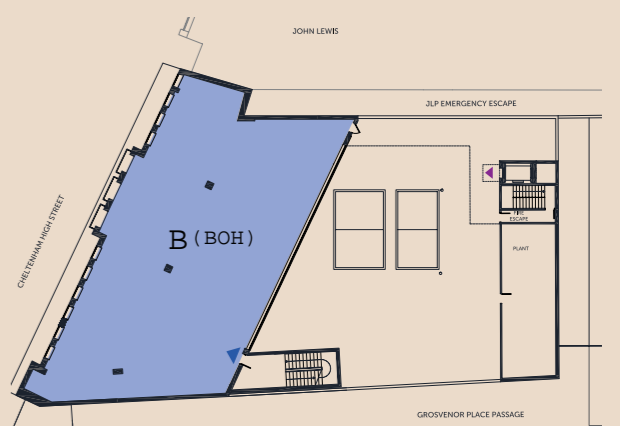
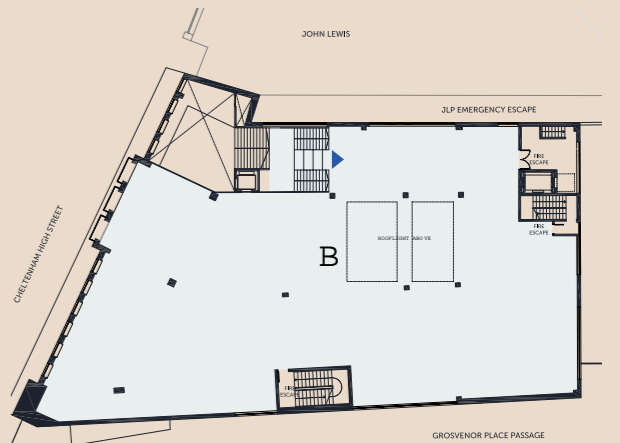
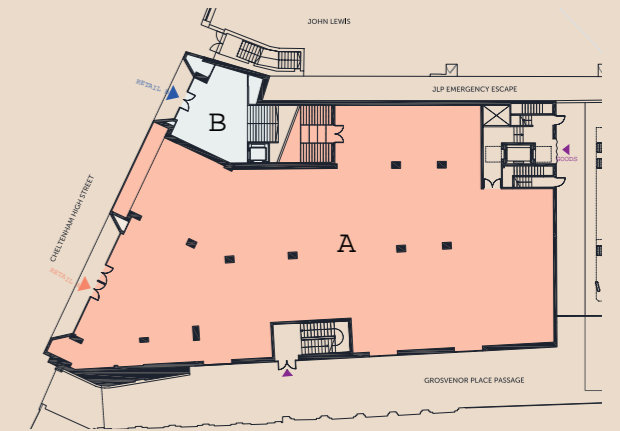
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400m²

TOTAL GIA

756m²

1226m²



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