

# CHELTENHAM



OPPORTUNITIES  
FROM 3,000 TO  
70,000 SQ FT  
AVAILABLE



the  
brewery  
good times are just around the corner

The Brewery is Gloucestershire's premier destination for eating out, leisure and retail. It offers an exciting mix of restaurants, bars, a gym, home-style shopping, kid's play centre and two cinemas, bringing a new dimension to family entertainment and dining in the heart of Cheltenham.



# RETAIL

THE BREWERY SCHEME IS SITUATED IN THE CENTRE OF CHELTENHAM AND LINKS TO THE MAIN RETAIL HIGH STREET. UNIQUELY IT ALSO OFFERS RETAILERS AN EXTREMELY PROMINENT AND HIGHLY VISIBLE ROADSIDE LOCATION FRONTING ST MARGARET'S ROAD (THE TOWN'S INNER RING ROAD) AND IMMEDIATE, ACCESSIBLE PARKING.



TOTAL COMPARISON RETAIL EXPENDITURE WITHIN THE CORE CATCHMENT AREA EQUATES TO £972m (BASED ON 2011 PRICES)\*



PROJECTED CATCHMENT POPULATION GROWTH BETWEEN 2011 AND 2016, 0.6%\*

OPPORTUNITIES UP TO 70,000 SQ FT AVAILABLE



CHELTENHAM'S CORE CATCHMENT AREA OF 380,000 PEOPLE AND 170,000 HOUSEHOLDS.\*



\*SOURCE NATIONAL SURVEY OF LOCAL SHOPPING PATTERNS - CACI



# LEISURE

THE BREWERY IS A DYNAMIC, STATE-OF-THE-ART ENTERTAINMENT COMPLEX INCLUDING CINEMAS, HEALTH AND FITNESS, KIDS SOFT PLAY CENTRE, BARS AND RESTAURANTS.

THE BREWERY HAS SOMETHING TO OFFER BOTH DAY AND NIGHT. RESTAURANTS INCLUDE APRÈS, CHIQUITO'S, FRANKIE & BENNY'S, NANDO'S, PREZZO, THE REAL CHINA, RUBY TUESDAY AND HARVESTER.

IN ADDITION TO THEIR 11 SCREENS, CINEWORLD HAS ALSO OPENED THE SCREENING ROOMS, AN EXCITING NEW VENTURE IN LUXURY CINEMA.

THE PLAYFARM IS ALSO ONE OF GLOUCESTERSHIRE'S PREMIER SOFT PLAY CENTRES AND THE FITNESS FIRST CLUB IS ONE OF THE UK'S FLAGSHIP GYMS.



# SCHEME PLAN

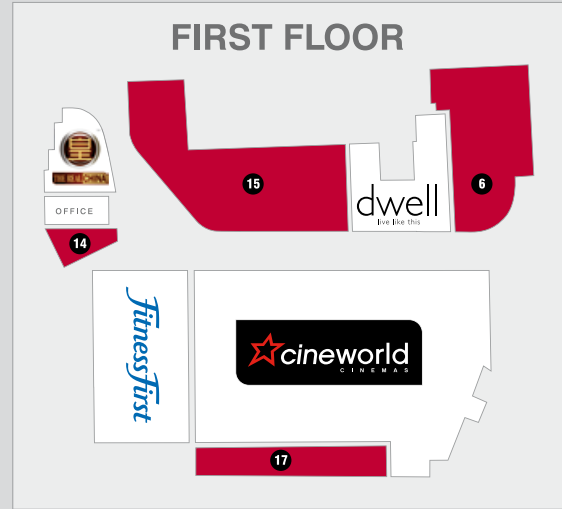
## GROUND FLOOR



OPPORTUNITIES  
UP TO  
**70,000** SQ FT  
AVAILABLE

**UNITS  
TO LET**

## FIRST FLOOR



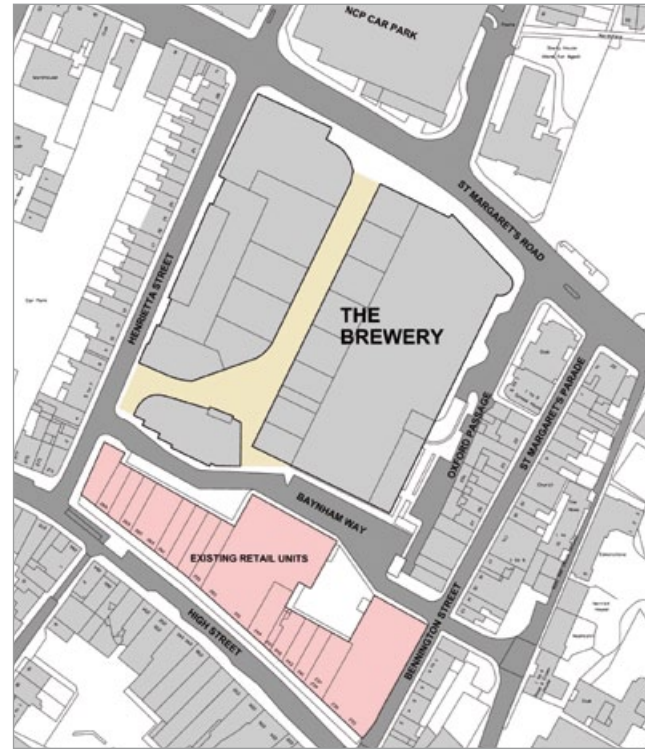


# THE BREWERY PHASE II

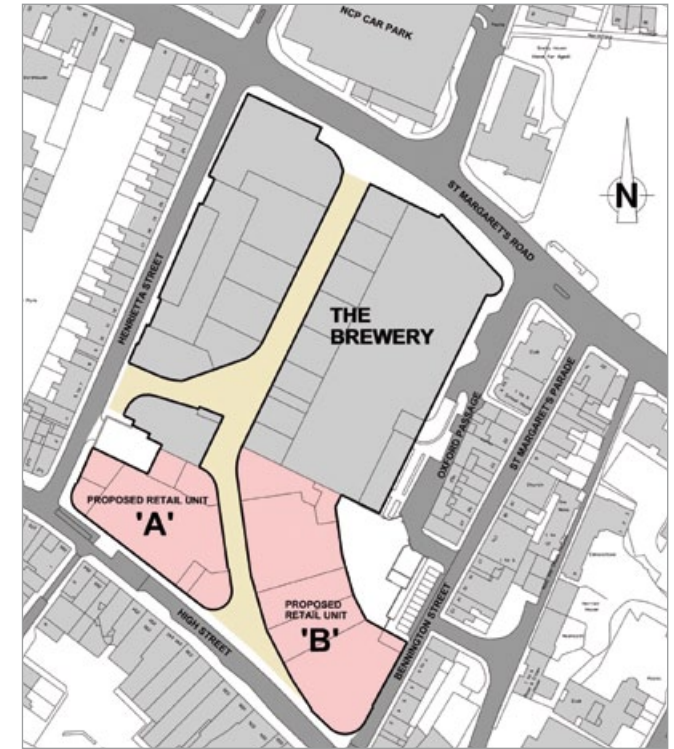
PLANNING PERMISSION HAS BEEN GRANTED FOR A £20 MILLION REGENERATION SCHEME OF 233-269 HIGH STREET DESIGNED AS A MIXED USE DEVELOPMENT TO FORM PHASE II OF THE BREWERY. THE DEVELOPMENT IS LIKELY TO START IN 2013 AND WILL PLAY A VITAL ROLE IN THE OVERALL REGENERATION OF THE LOWER HIGH STREET AND WIDER PLANS FOR CHELTENHAM'S TOWN CENTRE.

DETAILS OF THE DEVELOPMENT CAN BE FOUND AT [WWW.THEBREWERYCHELTENHAM.CO.UK/PHASE\\_II](http://WWW.THEBREWERYCHELTENHAM.CO.UK/PHASE_II)

THE PROPOSED SCHEME WILL PROVIDE A SAFE PEDESTRIAN LINK FROM THE HIGH STREET TO THE EXISTING BREWERY FACILITIES AIMED AT ENCOURAGING FOOTFALL MOVEMENT AND ENHANCING THE OVERALL RETAIL AND LEISURE EXPERIENCE.



EXISTING PLAN



PROPOSED PLAN

## THE REGENERATION SCHEME WILL COMPRISE:

105,000 SQ FT OF RETAIL SPACE

104 BEDROOM HOTEL

34 TWO BEDROOM TOWN CENTRE APARTMENTS



EXISTING HIGH STREET



ARTISTS' IMPRESSION OF PROPOSED REDEVELOPMENT

# WHERE WE ARE



## FOR FURTHER INFORMATION PLEASE CONTACT:



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