

REGENT ARCADE

CHELTENHAM

248,000+
CHELTENHAM SHOPPING
POPULATION

catchment extends throughout Gloucestershire,
Oxfordshire and The South Midlands

NEW
BOUTIQUE CINEMA
OPENING 2019

528
CAR PARK
SPACES

INCLUDING
RETAIL
ANCHORS

River Island, H&M, Topshop / Topman, TK Maxx
and direct link into House of Fraser



INTRODUCTION

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.

With over 60 stores including 6 eateries, parking for 528 cars and totalling 200,000 sq ft of retail accommodation, Regent Arcade is the largest and most dominant shopping centre in Cheltenham.

The scheme has benefited from substantial landlord investment in recent years to create a modern and exciting retail environment. Recent plans include a new boutique cinema and leisure quarter opening in 2020.

GALLERY

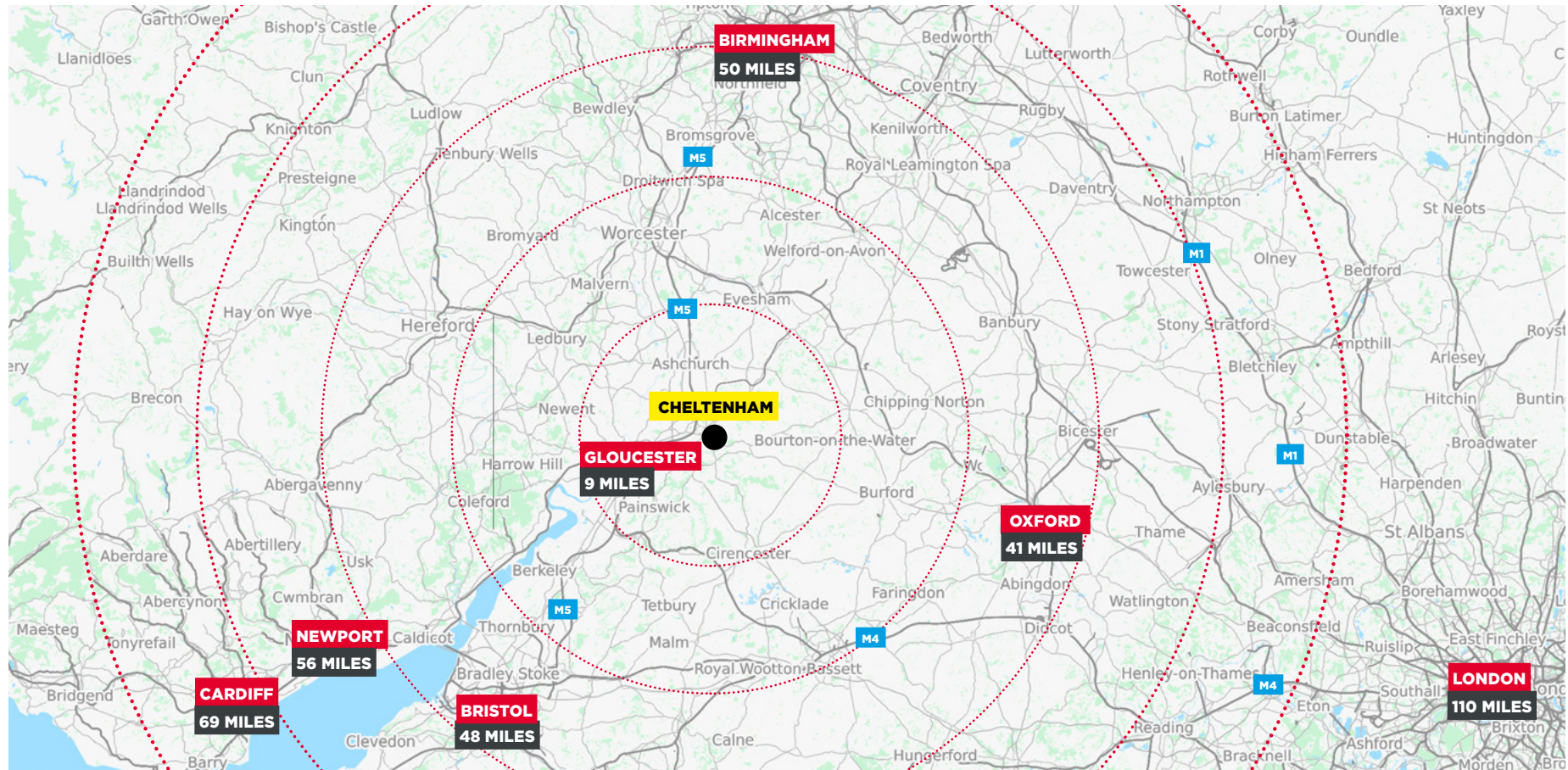


**REGENT
ARCADE**
CHELTENHAM

LOCATION A MAJOR RETAIL DESTINATION FOR THE COTSWOLDS

With an estimated shopping population of around 248,000, Cheltenham is an important regional and national centre serving an extensive catchment in Gloucestershire, Oxfordshire as well as the South Midlands and is ranked 44 of all the Promis centres. It is renowned for its shopping, restaurants and festivals.

Cheltenham is well connected by road and rail. The M5 motorway north and south is within 4 miles of the town centre. There are direct rail links to London, Birmingham and the south west



THE HEART OF CHELTENHAM STATISTICS

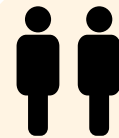
Regent Arcade is anchored by River Island, H&M, Carluccios, TK Maxx and a flagship Topshop/Topman. It also benefits from a direct link into House of Fraser. Fashion led retailers include Schuh, Bravissimo, Claire's, Ann Summers, Apricot and a new Skechers which opened in March 2018. Other leading names include Tiger, Pandora, The Body Shop, Yankee Candle, Card Factory, Holland & Barrett and HMV. There is a great range of quality independent and specialist retailers throughout the Centre.



528
CAR PARK SPACES



6
EATERIES



248,000+
CHELTENHAM
SHOPPING POPULATION

catchment extends throughout
Gloucestershire,
Oxfordshire and The
South Midlands



60
STORES



SCHEDULE

A1 RETAIL

UNIT	ACCOMMODATION	SQ M	SQ FT	QUOTING RENT (£ PAX)*	RATES PAYABLE (£ PA) 2018/19**	SERVICE CHARGE (£ PA)
20	Ground Floor Sales First Floor Store	99.96 26.01	1,076 280	£55,000	£19,966.50	£10,208.92
23	Ground Floor Sales First Floor Store	145 39	1,561 420	£65,000	To be reassessed	To be reassessed
34	Ground Floor Sales	86.02	926	£52,000	£17,871.25	£6,891.28
37-38	Ground Floor Sales	163.64	1,761	£95,000	To be reassessed	To be reassessed
FF 36	First Floor Sales	420.02	4,521	On application	To be reassessed	£29,595.38

A3 LEISURE

UNIT	ACCOMMODATION	SQ M	SQ FT	QUOTING RENT	COMMENTS
Unit 1	Ground floor	542	5,834	On application	Under Offer
Unit 2	Ground floor	320	3,455	On application	Available
Unit 3	Ground floor	489	5,263	On application	Available
Unit 4	Ground floor & Basement	240 / 1,845	2,573 / 19,860	On application	Under Offer
Unit 5	Ground floor	692	7,449	On application	Available
Rooftop	Rooftop	305 / 325	3,283 / 3,498	On application	Available

Further information available from the joint agents.

* Subject to a minimum lease term of 5 years.

** For financial year 2018/19 subject to any relief/levy or appeal (check rates payable with Cheltenham Borough Council on 01242 262626).

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ARCADE**
CHELTENHAM



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ARCADE
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