

Unit 27 – 28 Regent Arcade

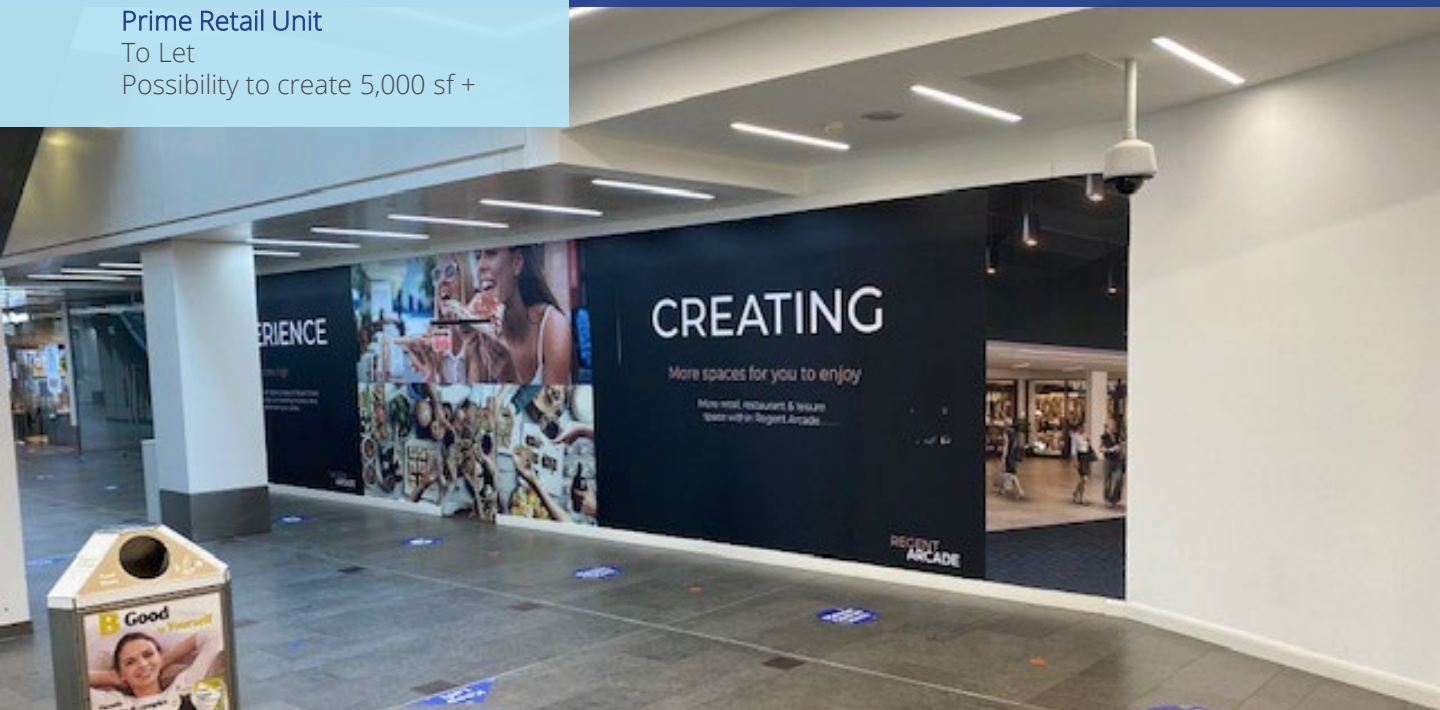
Cheltenham, GL50 1JZ

Colliers

Prime Retail Unit

To Let

Possibility to create 5,000 sf +



Location

Regent Arcade forms part of Cheltenham's prime pitch, connecting the High Street with the Promenade. It sits opposite **Marks & Spencer** and close to **John Lewis** store. The centre provides 205,000 sq ft of trading space with an integral 500+ space car park.

National and independent occupiers trading from Regent Arcade include H&M, TK Maxx, Schuh, River Island and Kibou Japanese Kitchen. Regent Arcade welcomed three anchor tenants in 2021, including Decathlon, JD Sports and Tivoli Boutique Cinema. Since opening, the footfall in the scheme has increased by 30%.

Accommodation

The premises provide the following approximate net internal floor areas:

Ground Floor Sales 1193.98 sq m 2,088 sq ft
Option for mall seating

Tenure

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

Rent on application.

Service Charge

Charge for the current year is £16,517 pa.

Rates

Need to be reassessed.

Costs

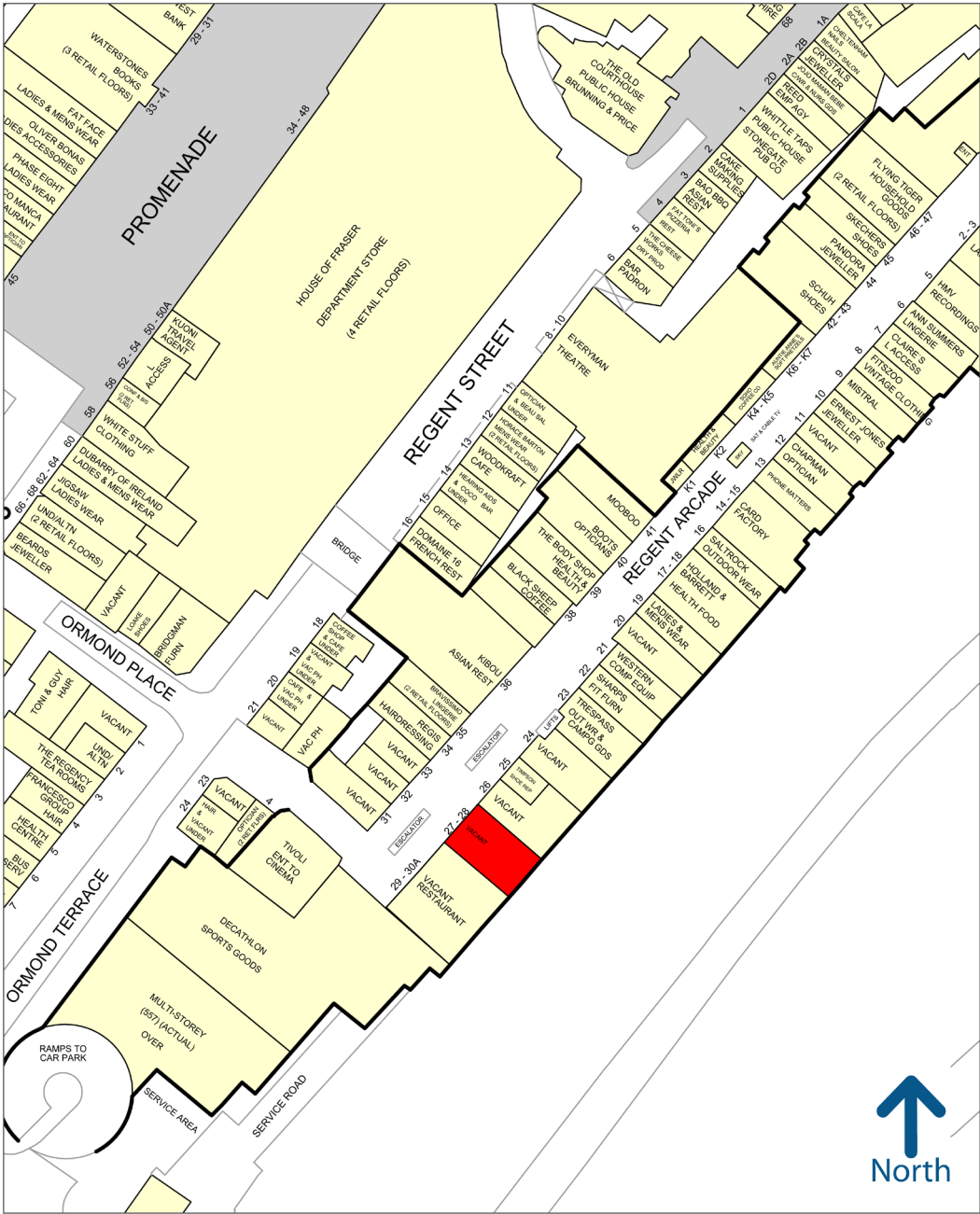
Each party to be responsible for their own legal and all other professional costs incurred in this transaction.

EPC

An Energy Performance Certificate for the property is available on request.

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