

# Unit 8 Regent Arcade Cheltenham, GL50 1JZ

Colliers

Prime Retail Unit  
To Let – Subject to VP



## 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	94.95 sq m	1,022 sq ft
First Floor Ancillary	19.97 sq m	215 sq ft
<b>Total</b>	<b>114.92 sq m</b>	<b>1,237 sq ft</b>

## Tenure

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

## Rent

On application.

## Service Charge

Charge for the current year is £9,989 pa.

## Rates

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Ratable Value	£36,750
UBR (2023/24)	49.9p
Rates Payable	£18,338

Transitional phasing may apply. Prospective tenants are to confirm any rating liability directly with the local authority.

## Costs

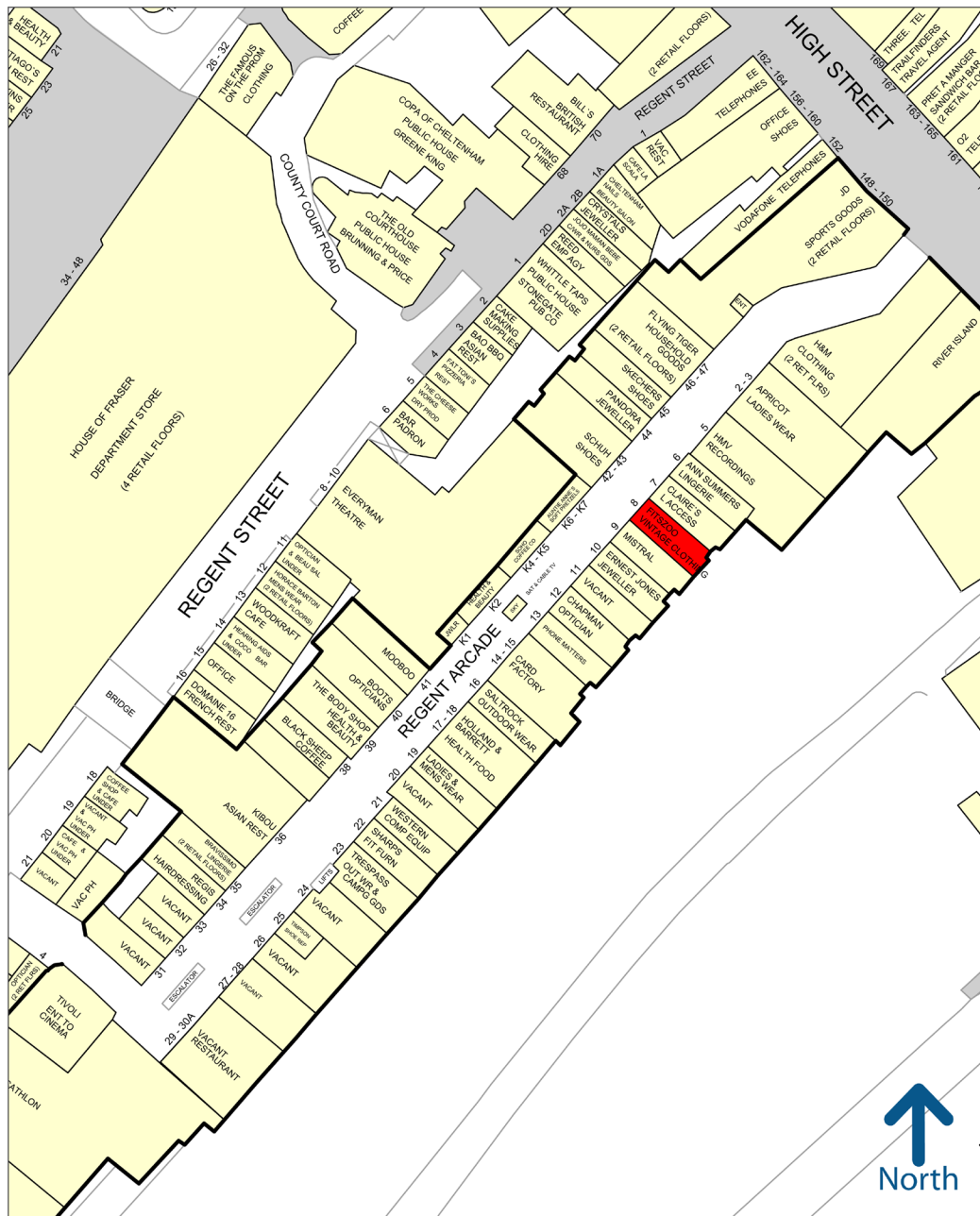
Each party to be responsible for their own legal and all other professional costs incurred in this transaction.

## EPC

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

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50 metres  
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## Ready to talk?

Appointments to view must  
be arranged via sole agents  
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