

the cleavelands centre



The Cleavelands Centre Bishops Cleeve, Cheltenham

Shops & Offices To Let

- Retail and hospitality from 87.98 sq m (947 sq ft) upwards
- Offices/consulting rooms from 18.58 sq m (200 sq ft) upwards
- Prominent roadside location
- Brand new development opened early 2023
- Range of 'Class E' uses including retail, hospitality, leisure, offices, clinics and consulting rooms
- Located in the growing Bishops Cleeve catchment
- Fast vehicle charging station

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Location:

Cleavelands Local Centre is a roadside development situated just off the busy A435 Evesham Road and adjacent to the new medical centre (incorporating Badham Pharmacy).

Bishops Cleeve is a large village with an estimated population of over 17,000 (2018) and still growing as major new housing developments continue apace. The village is situated about 4 miles north of Cheltenham and is about 6 miles from junctions 9, 10 and 11 of the M5 motorway.

By prior appointment
with the sole agent KBW.



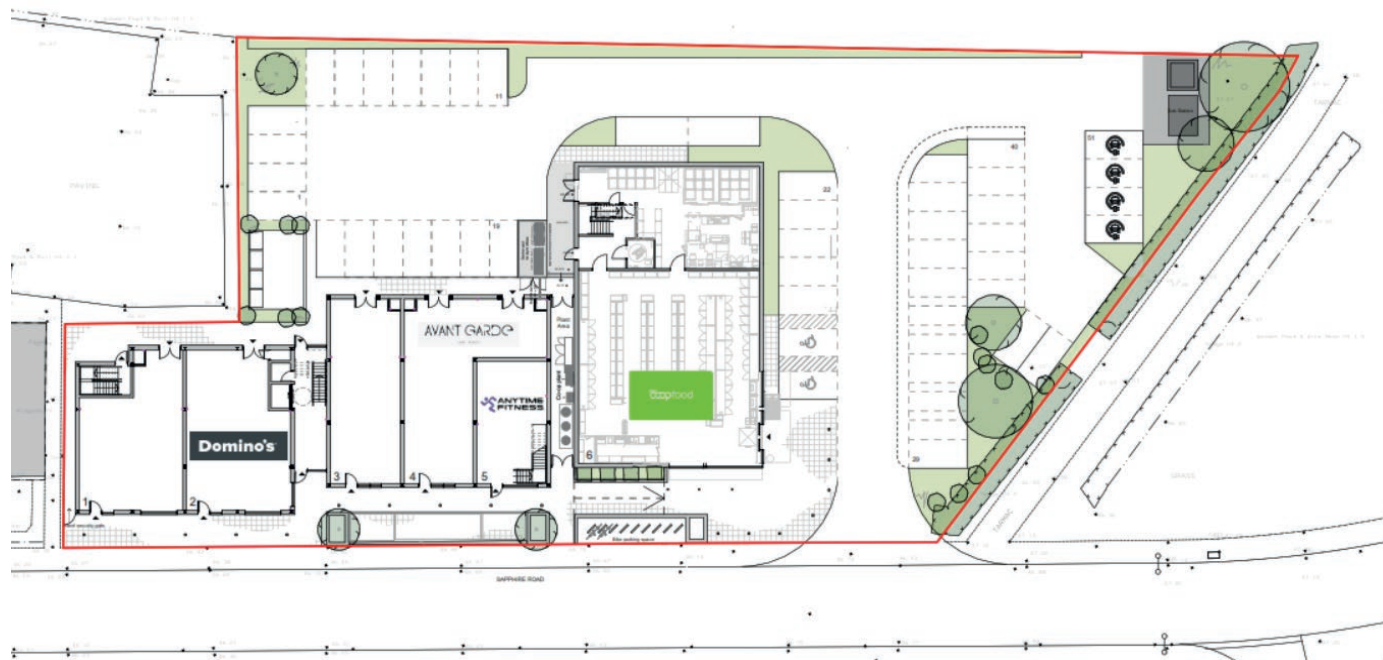
Description:

Cleavelands Local Centre is a new development comprising a range of 'Class E' accommodation including retail, hospitality, leisure, offices, professional services, clinics and consulting rooms.

The ground floor provides a separate food store and five retail units.

The first floor, accessed via a reception on ground floor level, provides a single open plan floor for leisure purposes. The second floor provides flexible space of varying sizes to suit uses such as offices, clinics or consulting rooms.

The schedule on the adjacent page provides further detail on the available accommodation.



Accommodation – Retail & Leisure

Retail (Ground floor)	Size (GIA) approx.	Quoting Rent per annum exclusive (pax)
Food Store	Coop Food	
Unit 1	96.99 sq m (1,044 sq ft)	£26,100 pax
Unit 2	Domino's	
Unit 3	87.98 sq m (947 sq ft)	£23,675 pax
Unit 4	Avant Garde Salons	
Unit 5	Anytime Fitness	

Units can be combined to meet larger requirements.

Leisure (First Floor)	Size (GIA) approx.	Quoting Rent per annum exclusive (pax)
Unit 5 Cont'd	Anytime Fitness	

Accommodation – Offices / Consulting Rooms

Space suitable for offices, clinics and consulting rooms from 18.6 sq m (200 sq ft) approx. is available on the second floor with a dedicated entrance.

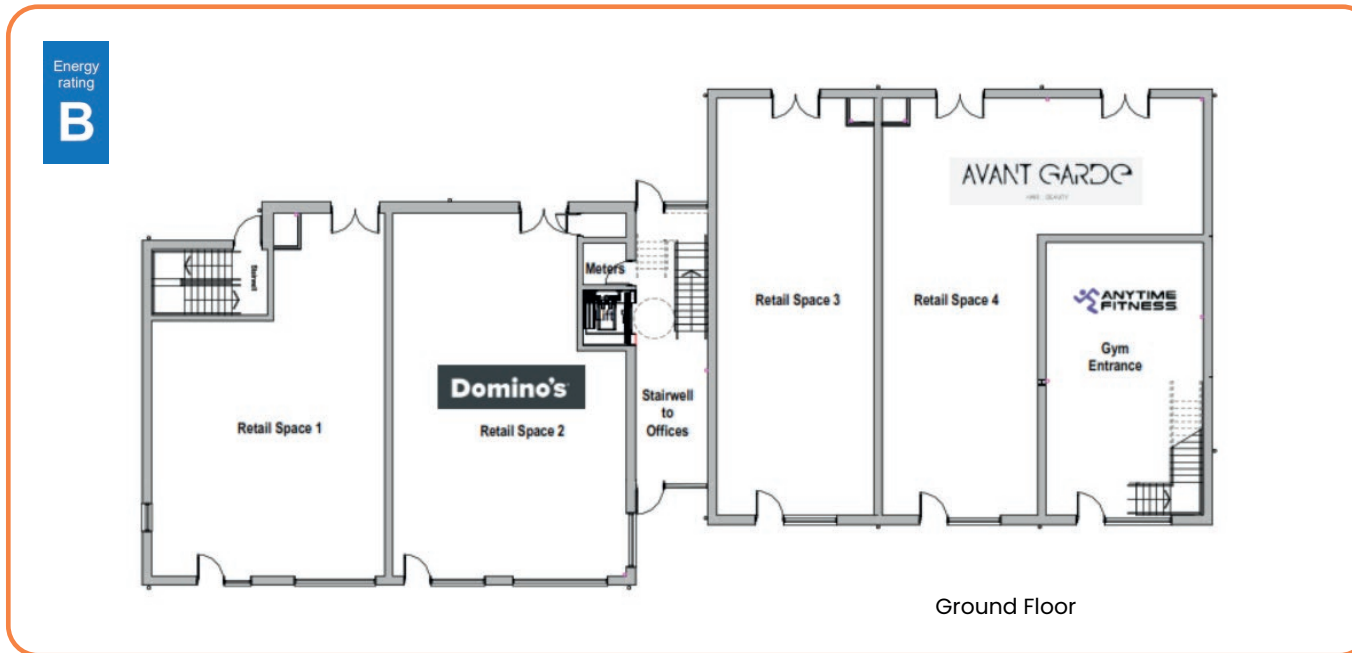


Rates:

Rateable value to be assessed. Interested parties should make their own enquiries of the billing authority (Tewkesbury Borough Council) to verify the current rates payable.

Terms:

Available on new full repairing and insuring leases for a term of years to be agreed incorporating regular upward only rent reviews.



Estate Service Charge:

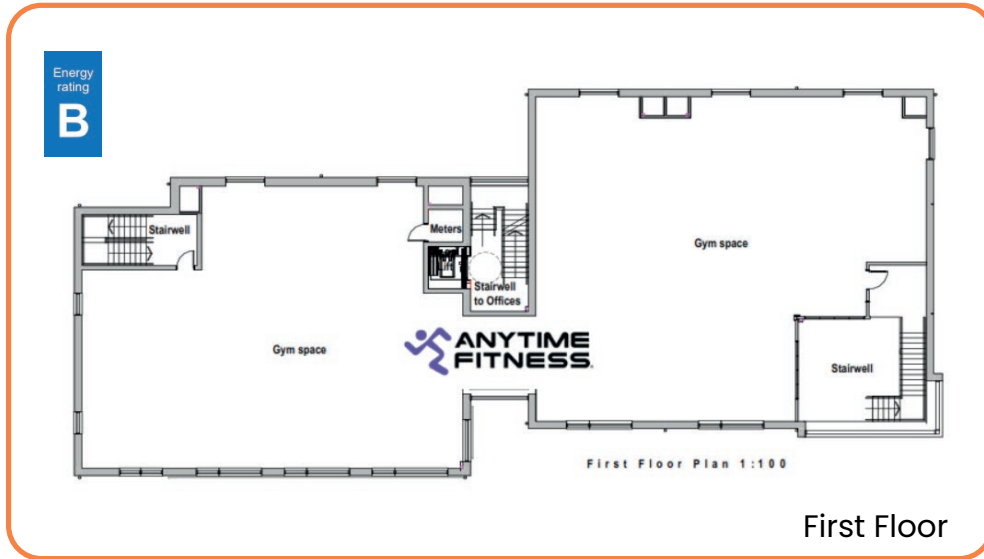
A service charge will be levied by the landlord and recoverable from the Tenants as a contribution towards the upkeep, maintenance and management of the common parts.

Legal Fees:

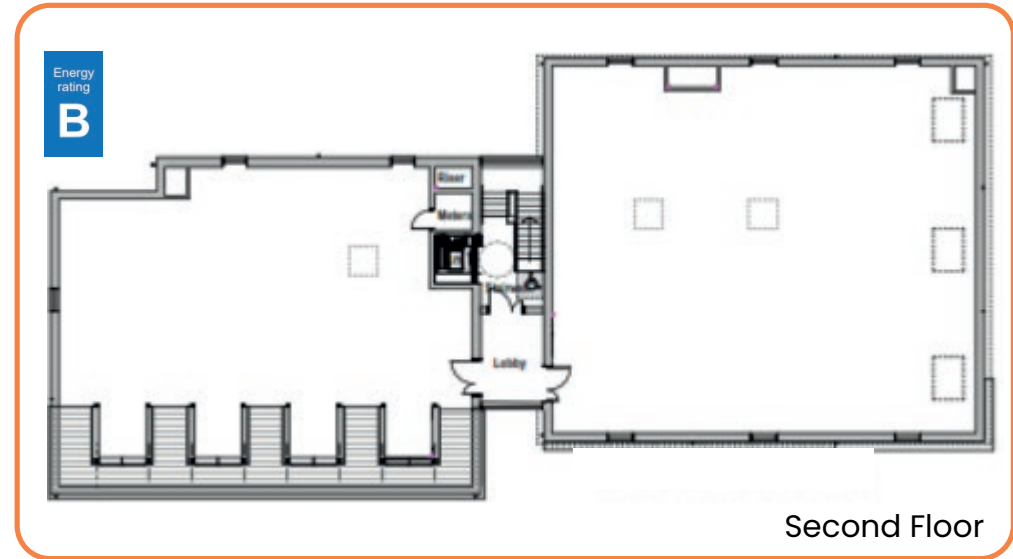
Each party to bear its own legal costs incurred in the transactions.

VAT:

VAT will be payable on the rents or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.



First Floor



Second Floor

Code For Leasing Business Premises (2020):

All tenants should be aware of the Code for Leasing Business Premises and are recommended to take professional advice relating to this, or any other, commercial property letting transaction.

Viewing:

By prior appointment with the sole agent KBW.

EPC Rating:

B

Unit 1	B (27)
Unit 2	B (44)
Unit 3	B (26)
Unit 4	B (29)
Unit 5	B (30)
Unit 6	B (30)



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