

arc

RETAIL & LEISURE

NEW BUILD COMMERCIAL UNITS TO LET

Twigworth Local Centre
Gloucestershire
GL2 9PG

- Anchored by Co-op Convenience store and Jane's Pantry
- Located on the A38 between Cheltenham and Tewkesbury

on behalf of:



Location

Twigworth Local Centre is a new-build development prominently located on the A38 Tewkesbury Road, approximately 2 miles north of Gloucester, 7 miles west of Cheltenham and 8 miles south of Tewkesbury. The A38 sees average daily vehicle movements of 16,700 (6.1m annually). The development is adjacent to Twigworth Green which will deliver 900 new homes.

The development is anchored by **Mid-counties Co-op** convenience store and **Jane's Pantry** bakers, and benefits from 34 shared car parking spaces, electric car charging points and cycle storage.

Availability

The premises provide the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
Unit 2	1,000	93
Unit 3	1,000	93
Unit 4	1,000	93
TOTAL	3,000	279

The units can be amalgamated – further details on application.

Terms

Available on new effectively full repairing and insuring leases, by way of service charge.

Rent

Unit 2 - £20,000 pax

Unit 3 - £20,000 pax

Unit 4 - £20,000 pax

EPC

Available upon request.

VAT

All figures quoted are exclusive of VAT.

Specification

The premises are built to a shell specification with shopfronts and capped-off services.

Service Charge

Available upon request

Business Rates

The premises will be assessed for rating purposes upon occupation. Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

Planning

The premises benefits from E use class (commercial, business and service) including retail, financial & professional services, restaurant, office indoor sports, medical and nursery uses. Other uses would be considered. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Costs

Each party to be responsible for their own costs incurred in the transaction.







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Further Information

For further information or to arrange an inspection please contact:

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Important Notice:

ARC Retail gives notice that (i) The particulars are set out as a general outline only for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for uses and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of ARC Retail has any authority to make any representation or warranty whatever in relation to this property.