

UNIT 4

Wymans Brook Shopping Centre
Cheltenham, Gloucestershire
GL50 4RA

Local Occupiers Include

Co-op Premier

WYMANS BROOK

UNIT 4

DESCRIPTION
Wyman's Brook is a local shopping parade with onsite parking, is located on Windyridge Road, approximately one mile north of Cheltenham town centre. There is easy access to the M5 motorway junction 10 (northbound) and regular bus services. The parade is anchored by a Mid-counties Co-op convenience store, with other occupiers trading include Premier Stores, The Ridge Pub and Wyman's Brook Pharmacy.

UNIT SIZE
Total Area: 1,603 sq.ft (148.9 sq.m).

RENT
POA.

BUSINESS RATES
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.

SERVICES
The unit has electricity and water connected.

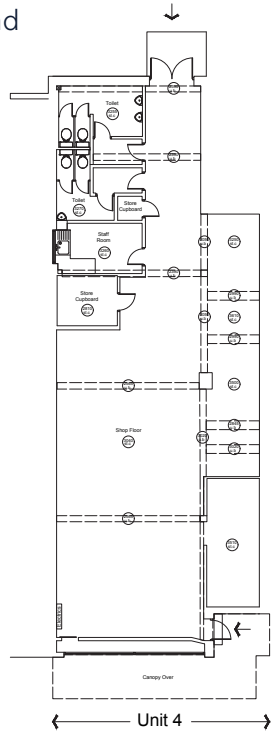
SERVICE CHARGE & INSURANCE
This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE
Further information available upon request.

PLANNING
Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS
Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT
VAT is payable on all sums due to the landlord under the terms of the lease.



Existing Ground Floor Plan 1:100
1808 sq.ft



Existing Front Elevation (Ground Floor Only) 1:100



Existing Rear Elevation
(Ground Floor Only) 1:100



17
Retail Units On-Site

18,246 sq.ft
Total Area

What Three Words
clip.vase.games

WYMANS BROOK

SITE PLAN

mcoreproperty.com



M Core LCP UK



Freddie Myatt
01384 400123
07769 459887
FMyatt@lcpproperties.co.uk

Viewing
Strictly via prior appointment with the appointed agent

Creative Retail
0121 400 0407
www.creative-retail.co.uk

Guy Sankey
07415 408 196
guy@creative-retail.co.uk

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37194 NOV2026