



CIRENCESTER | GL7 1PT

CIRENCESTER RETAIL PARK

8,083 SQ FT TO LET, SUBJECT TO SURRENDER FROM ADMINISTRATORS

POTENTIAL FOR SUBDIVISION





Location

Cirencester is located 17 miles south of Cheltenham and 18 miles north-west of Swindon.

It has a 20 minute catchment of c.87,000 people (source: CACI) and is home to the Royal Agricultural University, accommodating 1,200 students each year.

Cirencester Retail Park was opened in 2015 and is the only Retail Park in the town.

It is situated on Midland Road, adjacent to the A429, the inner ring road for Cirencester.



Description

This busy retail park extends to 40,000 sq ft with 159 car spaces. This is the most prominent unit on the park, situated at the front, with frontage to Midland Road. The rest of the park is occupied by Home Bargains, Sports Direct, Peacocks, Pets at Home, KFC and Domino's. Lidl is located adjacent to the Park, offering a further 124 car spaces.

The town centre has a vibrant retail offer with occupiers including Waitrose, M&S, Boots, New Look, Monsoon, White Stuff, Fat Face and Phase Eight.



Planning

Unrestricted Open A1.

Availability

The only vacancy is the subject unit at the entrance to the scheme and with the most prominent frontage. The unit extends to c.8,083 sq ft with a 2,153 sq ft storage mezzanine and is available subject to surrender from Administrators. There is the potential to subdivide the unit to suit operator requirements, subject to planning.

Contact

For further information please contact:

Tim Hornor

Edgerley Simpson Howe
Tel: 020 7758 0403
Email: tim@eshp.com

Lauren Chew

Edgerley Simpson Howe
Tel: 020 7758 0413
Email: lauren@eshp.com



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Rent/Terms

Upon request.

EPC

Energy Performance Certificate
Non-Domestic Building

Unit 1
Cirencester Retail Park
Bridge Road
CIRENCESTER
GL7 1PT

Certificate Reference Number:
9726-3060-0844-0990-8705

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to test benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/uploads/system/uploads/attachment_data/file/280000/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+ 101-120
A 81-100
B 61-80
C 41-60
D 21-40
E 11-30
F 1-10
G 1-10

Net CO₂ emissions

33 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Gas
Building environment: Air Conditioning
Total useful floor area (m²): 9
Building complexity (m²/m): 3
Building emission rate (kgCO₂/m² per year): 62.70
Primary energy use (kWh/m² per year): Not available

Benchmarks

Minimum energy rating one could have ratings as follows: 33 (if newly built) 37 (if typical of the existing stock)