



**HOMELANDS RETAIL & COMMERCIAL CENTRE**

BISHOP'S CLEEVE | CHELTENHAM | GLOUCESTERSHIRE | GL52 8EN



### LOCATION

Bishop's Cleeve is located about 4 miles to the North of Cheltenham and has a population of around 14,000.

It is an established and expanding settlement about 6 miles from junctions 9, 10 and 11 of the M5 motorway.

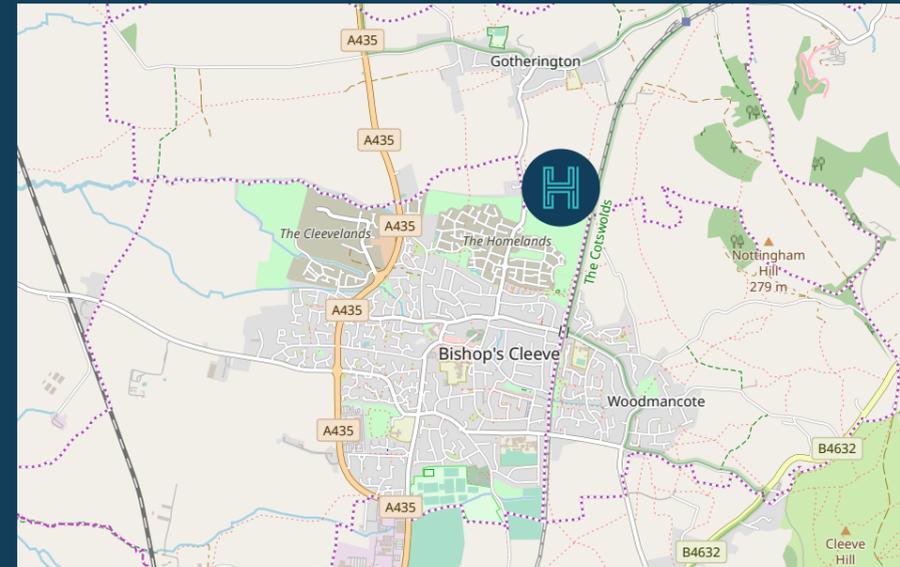
Tewkesbury is located about 6 miles to the North West, with the surrounding villages of Gotherington, Stoke Orchard, Southam, Woodmancote and Woolstone all nearby.

The site is situated at the corner of Gotherington Lane and The Avenue, linking through to the A46 Cheltenham to Evesham Road.

This development sits within the surroundings of new residential development.

There have been two major residential extensions North of Bishop's Cleeve with the addition of over 1,000 new dwellings built on either side of the A46 Evesham Road. Further sites in the locality are being promoted as suitable for additional residential development.

Major employers in the Bishop's Cleeve area include Zurich, Capita, GE Aviation, Bovis Homes, Portable Kitchens, Bladeroom Group, Kiwa, Snape Group, Skyline Sytems, Ontic and others.





## DESCRIPTION

The scheme is anchored by the Midcounties Co-op who are taking a convenience store of about 3,000 sq ft (276 m<sup>2</sup>) in Building A. Units B2 & B3 are currently under offer.

Building B can potentially provide three retail units. Unit B1 of 869 sq ft (80.7 m<sup>2</sup>), Unit B2 of 754 sq ft (70 m<sup>2</sup>) and Unit B3 of 933 sq ft (86.7 m<sup>2</sup>) or alternatively one single unit of 2,556 sq ft (237.4 m<sup>2</sup>).

Building B also has potential to be connected via a glazed link to Building C should an occupier require.

Building C of 5,090 sq ft (473.2 m<sup>2</sup>) will be available for a variety of business uses and is capable of being divided into smaller units. Units C1-4 of 812 sq ft (75.5 m<sup>2</sup>) each and C5 & C6 of 921 sq ft (85.6 m<sup>2</sup>) each.

The units will be provided with shop fronts, but otherwise as shells ready to receive tenants fit-out.

## PARKING

Generous parking facilities are provided on site.

## PLANNING

Detailed planning consent has been obtained from Tewkesbury Borough Council under reference 17/01131/FUL. The premises are expected to be ready for hand-over to tenants in the Summer of 2019.

## LEASE TERMS

The premises are available to let on new leases.

## RENTS

Details can be provided on application. Rent deposits may be required.

## VAT

The properties will be elected for VAT which will be payable on rent and other property charges such as service charge.



### APPROXIMATE SITE BOUNDARY

4,885 m <sup>2</sup>
52,589 sq ft
1.207 acres
0.488 hectares

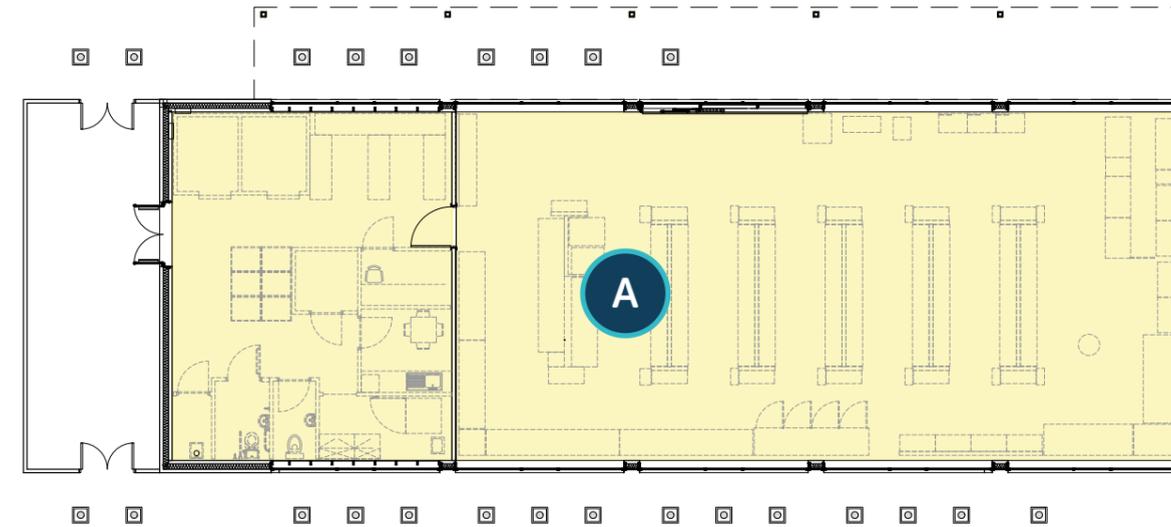


**THE MIDCOUNTRIES CO-OPERATIVE ARE OPENING IN HOMELANDS FOLLOWING THE SUCCESS OF THEIR BOURTON-ON-THE-WATER FOOD STORE**

Bourton-On-The-Water's local Co-op was named one of the top stores in Europe and the best in England by leading retail experts, following its £4.9 million investment.

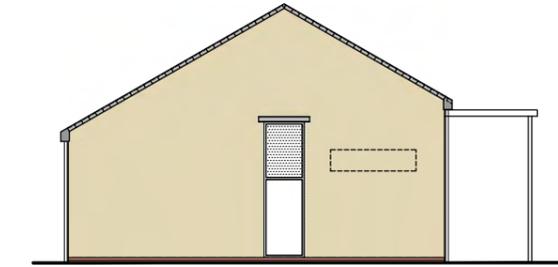
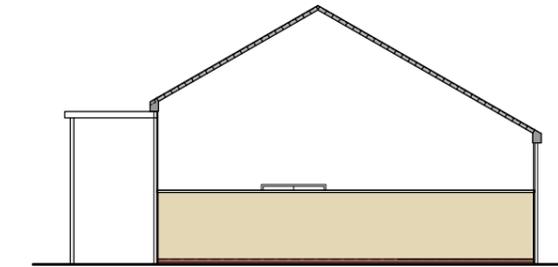
The Midcounties Co-operative Food store in Bourton-on-the-Water, which opened in October 2017, was the only supermarket in England to make it in to grocery research organisation IGD's 'Top 14 Stores to See in Europe' report.

The eco-friendly store on Station Road won its place thanks to its focus on sourcing local produce, according to the IGD report.



NET INTERNAL AREA  
3,000 sq ft (276 m<sup>2</sup>)

BUILDING  
A



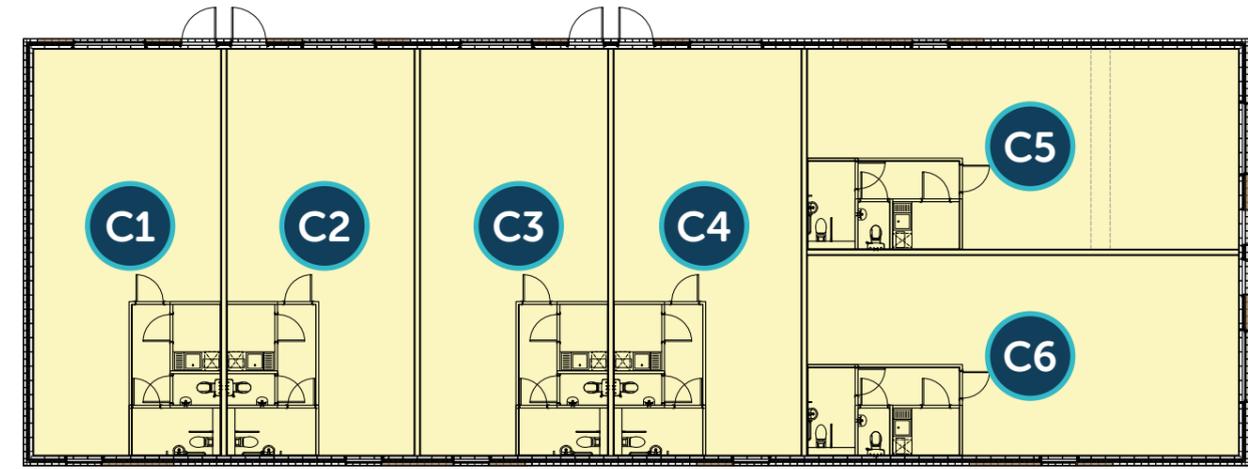
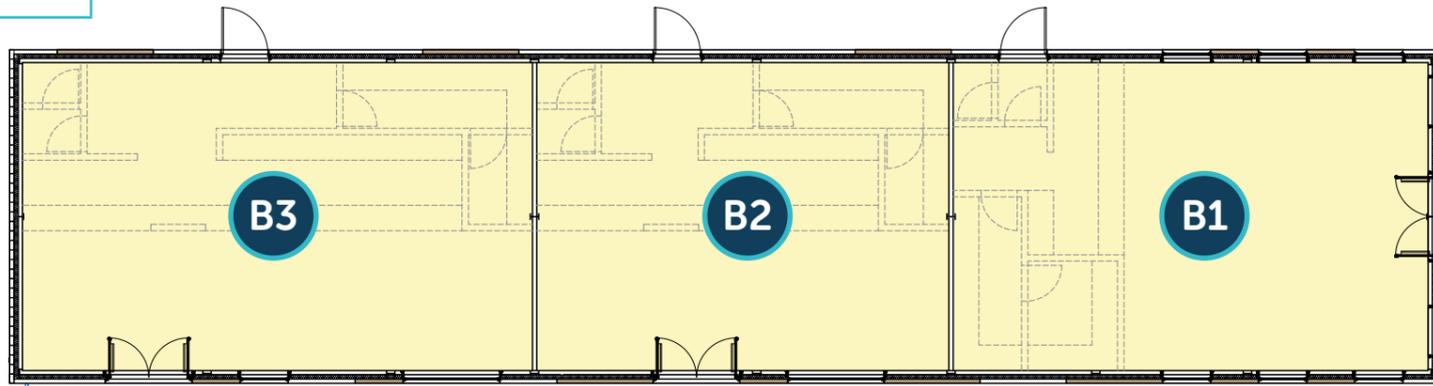
USE CLASS  
A3 / A5  
B1 / D1

B1 NET INTERNAL AREA	869 sq ft (80.7 m <sup>2</sup> )
B2 NET INTERNAL AREA	754 sq ft (70 m <sup>2</sup> )

B3 NET INTERNAL AREA	933 sq ft (86.7 m <sup>2</sup> )
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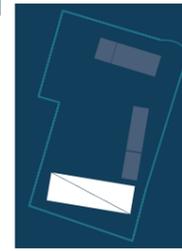
UNITS  
B1, B2  
& B3



UNITS  
C1-C6

USE CLASS  
B1 / D1

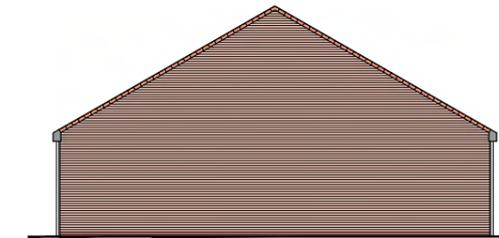
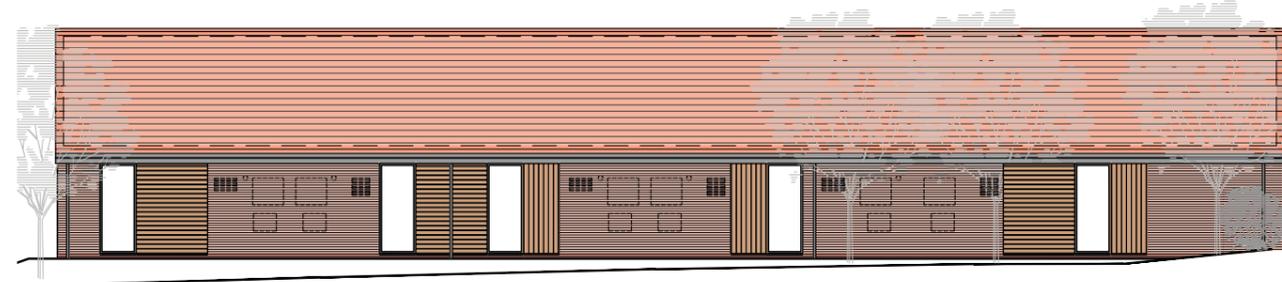
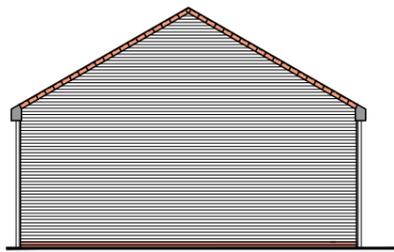
C1-4 NET INTERNAL AREA	812 sq ft (75.5 m <sup>2</sup> )
C5 & 6 NET INTERNAL AREA	921 sq ft (85.6 m <sup>2</sup> )



08



09





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CHELTEMHAM RACECOURSE

GE AVIATION SYSTEMS

CHELTEMHAM SPA

ZURICH INSURANCE

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