

FOR SALE

Retail Development Site Kingshill London Road Cirencester Gloucestershire

Development opportunity to
provide up to 6,000 sq ft
(557.42 sq m) of retail space

- Comprises the retail provision for an important new residential development
- Freehold land sale



Kingshill 2 Proposed Site Layout

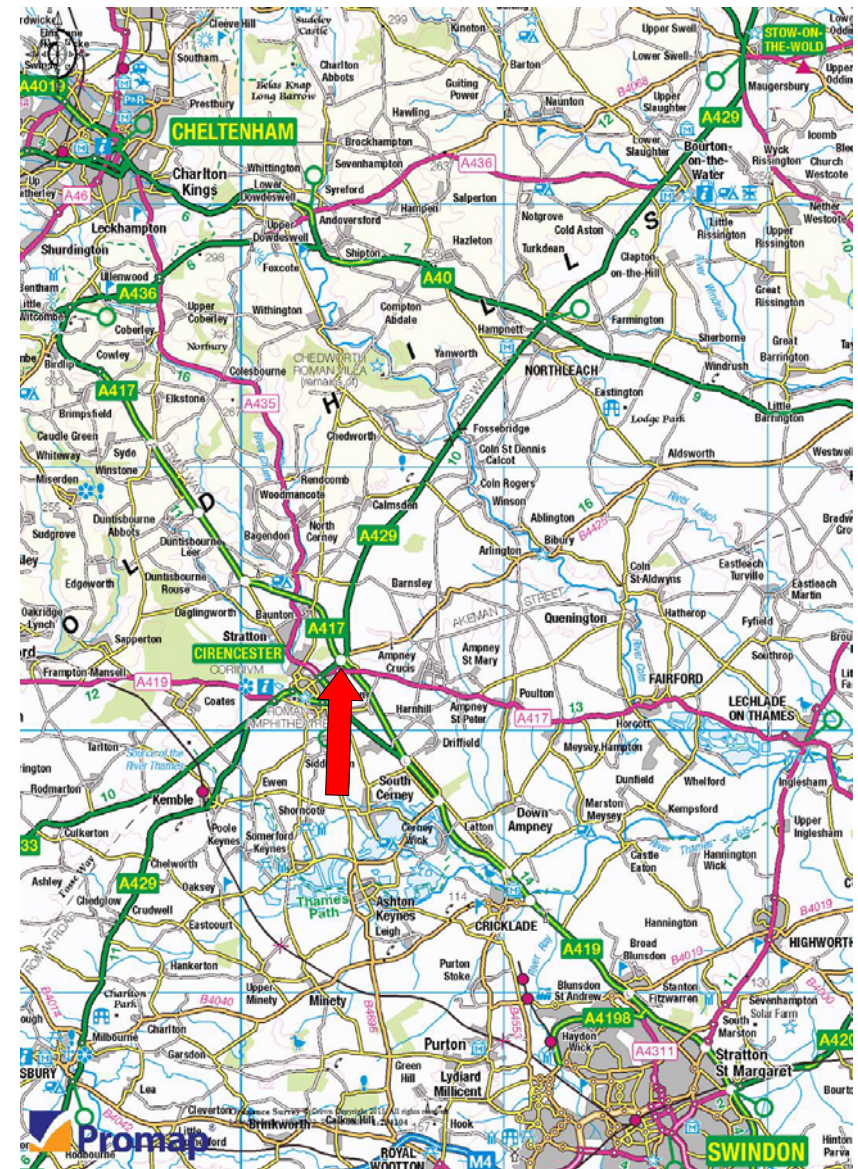
Location

The site is located within the Kingshill Phase 2 development which is positioned approximately 1.5 miles north east of Cirencester town centre. The plot fronts the A417 London Road, and access to the plot will be through the new residential development.

Cirencester is an affluent Cotswold market town with a population of approximately 18,000. The town is located approximately 15 miles south of Cheltenham, approximately 19 miles south west of Gloucester, approximately 37 miles west of Oxford and approximately 40 miles north east of Bristol.

The Kingshill Phase 2 development will provide some 100 (consented) new residential units located to the east of the original and completed Kingshill Phase 1 scheme which includes some 270 (built) homes.

On the opposite side of London Road is the well-established and popular residential suburb of The Beeches.



Description and Opportunity

Description

The retail development plot fronts London Road and forms part of the Kingshill 2 residential development scheme.

The indicative layout provides for three retail units comprising a 4,000 sq ft unit suitable for use as a Convenience Store and two further units of 1,000 sq ft.

The layout provides for 17 car parking spaces plus three disabled parking spaces.

It is to be noted that overhead electricity power lines pass close to the retail plot in a north south direction.

Accommodation

The proposal currently provides the following approximate gross internal areas, although these may be varied to suit occupier demand:

Description	Sq m	Sq ft
Unit 1	371.61	4,000
Unit 2	92.90	1,000
Unit 3	92.90	1,000
Total	557.42	6,000

Planning

Retail uses within Class A1 are permitted.

We recommend interested parties make the necessary investigations with the local planning authority, Cotswold District Council.

Services

We are advised that main services are available.

Proposal

The site is available for sale.

The purchaser will be expected to make a contribution to the infrastructure costs.

For further information or to arrange an inspection
please contact the sole agents:

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**SUBJECT TO CONTRACT AND ALL COSTS ARE
EXCLUSIVE OF VAT**

