



Twigworth

Local Centre on A38

Gloucestershire,
GL2 9PG

5 New Build Retail Units
750 sqft up to 2,000 sqft

Anchored by a **Midcounties Co-op Convenience Store** and with 5 adjacent Retail units available, Twigworth Local Centre is prominently located fronting the A38 arterial route between Gloucester and Tewkesbury.





Twigworth Local Centre

Facts & Features

-  New Build Development anchored by a 4,000 sqft Midcounties Co-op Convenience Store
-  A38 Gloucester to Tewkesbury average daily vehicle movements of over 11,800 equating to 4.3 million vehicle movements per year
-  Retail units available for a broad mix of uses including cafes, Delis takeaway outlets, pharmacies, dental, hairdressing, barbers and beauty salons (use classes A1, A2, A3, A4, A5 D1 & D2)
-  Retail units range from 750 to 1,000 sqft with ability to combine to create up to 2,000 sqft
-  725 new homes to be delivered over 2021/22/23

your
Coop food





Twigworth Local Centre

The Site

- With frontage and direct access from the A38 between Gloucester and Tewkesbury.
- Generous secure cycle storage for staff and visitors.
- Two external seating areas including a “Piazza” style shared space and a admissible external area connected to Unit 6.
- 34 car parking spaces including universally accessible spaces
- Dedicated rear servicing area with easy access
- Landscaped external common areas
- Units can be amalgamated to suit requirements, subject to planning.
- All units to be provided as shell with shop fronts and capped off services.





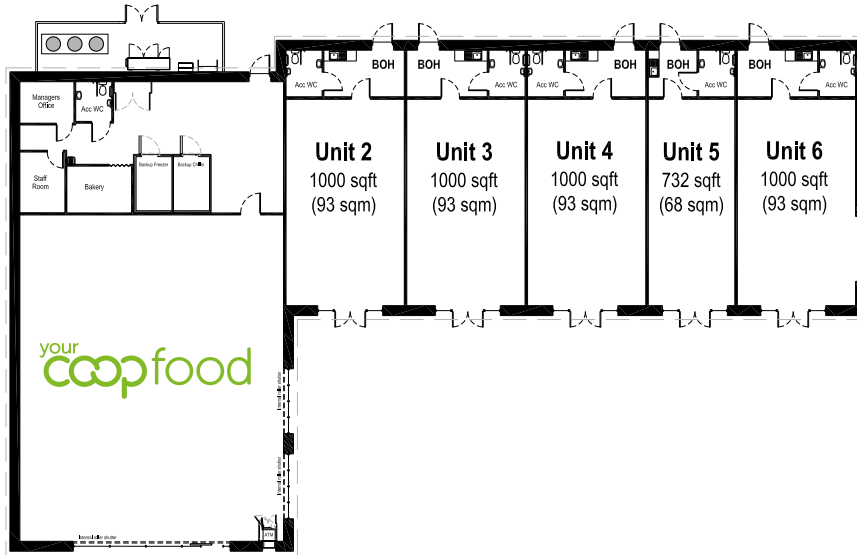
Twigworth Local Centre

Local Catchment

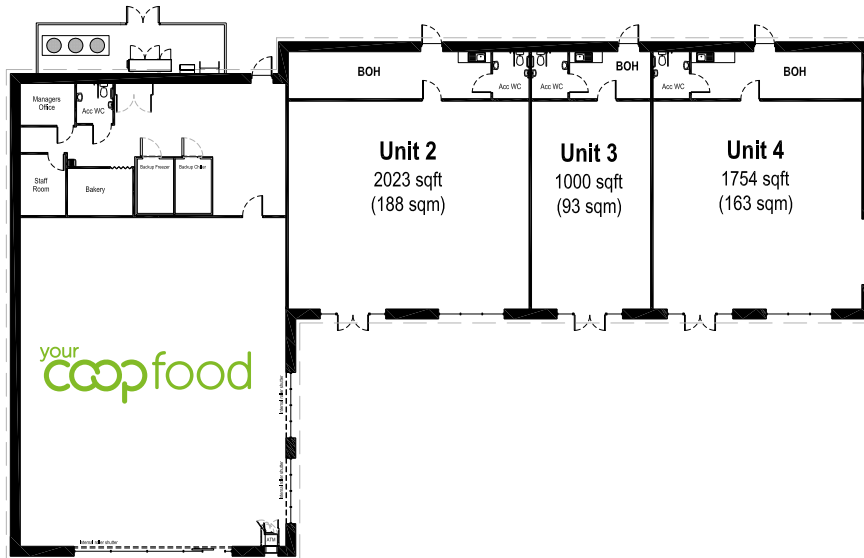
-  Development is adjacent to new 725 unit housing development.
-  Existing Twigworth community and catchment area, which includes Orchard Residential Retirement Park and Twigworth Village
-  Existing Twigworth Commercial uses includes Twigworth Court Business centre, Premier Inn Hotel and Norton Garden Centre.
-  Further housing developments coming forward in close proximity to Local Centre
-  Short drive times to Gloucester (5mins), Tewkesbury (10mins) & Cheltenham (10mins)



OPTION 1



*OPTION 2



Retail Units to be provided to a shell specification with shop fronts installed and capped off services
 *Option 2 subject to planning variation

Twigworth Local Centre

Enquiries:

Retail Property Consultants
0117 252 0532
www.arcetail.co.uk

Andy Smallman
 07921 744289
andy@arcetail.co.uk

Anthony Walker
 07496 519 790
anthony@arcetail.co.uk



Robert Hitchins

The Complete Development Solution

www.robert-hitchins.co.uk