

# Lot 20, Bishops Walk Shopping Centre, Cricklade Street, Cirencester, Gloucestershire GL7 1JH

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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## Property Information

### Freehold Shopping Centre Investment

- Town Centre Multi-Let Retail Investment
- Substantial Shopping Centre Arcade with 20 units
- Attractive Mix of National and Independent Occupiers
- Active Management Potential
- Situated adjacent to Cirencester's Main Town Centre Car Park
- Including Retail, Leisure and Office Accommodation
- Nearby occupiers include Tesco Express, Fat Face, Boots and Waterstones

#### Lot

20

#### Auction

26th March 2026

#### Rent

£425,361 per Annum Exclusive  
with 1 vacant unit to be let

#### Sector

Retail, High Street Retail,  
Shopping Centre

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

18 miles south-east of Gloucester, 16 miles north of Swindon, 35 miles north-west of Oxford

#### Roads

A417, A429 (Fosse Way), A419

#### Rail

Kemble Railway Station (services to London Paddington)

#### Air

Bristol Airport

### Situation

The property is situated in the heart of the historic and attractive Cirencester town centre and is a well established Shopping Centre Arcade linking the Brewery Car Park, the town's main Car Park with some 300 spaces, to Cricklade Street and surrounding town centre amenities. Cricklade Street is Cirencester's principal retailing street.

Nearby occupiers include Tesco Express, Fat Face, Boots, Waterstones and a range of national and independent retailers together with cafés, restaurants and leisure users serving the town centre.

### Tenure

Freehold.

### EPC

Please refer to the Legal Pack.

### Description

The property comprises a Shopping Centre Arcade providing 20 units with a complementing mix of food & beverage, retail, leisure and office accommodation on ground and first floors. The property includes 4 units fronting the prime Cricklade Street and a unit fronting the Town's main car park together with internal arcade units, kiosks and upper floor accommodation.

The property benefits from being adjacent to the Brewery Car Park, which provides approximately 300 spaces, and offers a convenient passage between the town's principal car park and Cricklade Street, the town's main retail thoroughfare.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)	Tenant Option to Determine
Unit 1	Ground	Retail	95.88	(1,032)	J.G FOODS LTD (CRN: 08178714) (Trading as The Grape Tree)	10 years from 03/03/2026	£18,000 (2)	02/03/2031 (02/03/2036)	03/03/2031
Unit 2	Ground	Retail	102.60	(1,104)	SMOKINGLY GOOD BBQ LTD (CRN: 15960992)	10 years from 03/03/2026	£18,000	03/03/2031 (02/03/2036)	03/03/2028, 03/03/2031
Unit 3	Ground	Retail	142.80	(1,537)	LONGFIELD HOSPICE CARE (CRN: 02213662) (Trading as Longfield)	10 years from 10/06/2016	£35,000	(09/06/2026)	-
Unit 3A	Ground	Retail	93.30	(1,004)	THE TANNING ROOM GROUP LTD (CRN: 16509350)	7 years from 01/09/2025	£23,150	01/01/2027 (31/08/2032)	01/01/2027
Unit 3B	Ground	Retail	90.80	(977)	MICHAEL HART & SON LIMITED (CRN: 04888108)	5 years from 16/11/2021	£21,000	(15/11/2026)	-
Unit 4	Ground	Retail	102.70	(1,105)	PAPA JOHN'S (GB) LTD (CRN: 02569801)	15 years from 30/09/2022	£18,000	08/08/2027 (29/09/2037)	07/08/2032
Unit 4A	Ground	Retail	32.49	(350)	INDIVIDUAL (Trading as MyMoo)	3 years from 26/05/2024	£8,750	(25/05/2027)	-
Unit 4B	Ground	Retail	34.19	(368)	MATILDA'S BAR LIMITED (CRN: 15692161) (Trading as Matilda's)	3 years from 17/07/2024	£15,000	(16/07/2027)	16/07/2026 (3)
Unit 5	Ground	Retail	56.00	(603)	THE GLOW TOUCH SPA LTD (CRN: 13886078) (Trading as The Glow Touch)	10 years from 22/04/2022	£17,000	22/04/2027 (21/04/2032)	-
Unit 6	Ground	Retail	77.02	(829)	CIRENCESTER COBBLER LIMITED (CRN: 15924540) (Trading as The Master Cobbler)	10 years from 29/01/2021	£15,750	28/01/2026 (28/01/2031)	29/01/2027
Unit 7	Ground	Retail	46.70	(503)	GWBM LTD (CRN: 08176522) (Trading as Mann Jewellers)	10 years from 02/09/2022	£11,000	02/09/2027 (01/09/2032)	02/09/2028
Unit 8	Ground First	Retail Ancillary	181.40 106.10	(1,953)	NATIONWIDE BUILDING SOCIETY (CRN: 355B)	5 years from 24/12/2023	£48,711	(23/12/2028)	-
Units 9 & 10 Units 9 & 10 Units 9 & 10	First Ground Second	Leisure / Nightclub	280.29 0.09 0.09	(3,017) (1) (1)	MERIDIAN LEISURE AND ENTERTAINMENT LTD (CRN:08643513) (Trading as Reva Nightclub)	20 years from 01/09/2013	£37,750	01/09/2023 01/09/2028 (31/08/2033)	-

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Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)	Tenant Option to Determine
Units 11 & 13 Units 11 & 13	First Ground	Leisure / Nightclub	226.60 0.09	(2,438) (1)	MERIDIAN LEISURE AND ENTERTAINMENT LTD (CRN:08643513) (Trading as Reva Nightclub)	20 years from 01/09/2013	£22,500	01/09/2023 01/09/2028 (31/08/2033)	-
22 Cricklade Street	Ground First	Retail Ancillary	101.73 80.10	(1,095) (862)	TELEFONICA UK LTD (CRN: 01743099) (Trading as O2)	5 years from 11/01/2024	£36,000	(10/01/2029)	11/01/2027
24 Cricklade Street	Ground First	Retail Ancillary	98.74 57.14	(1,063) (615)	HOLLAND & BARRETT RETAIL LIMITED (CRN: 02758955) (Trading as Holland & Barrett)	5 years from 19/04/2024	£34,000	(18/04/2029)	-
26 Cricklade Street	Ground First	Retail Ancillary	91.90 73.00	(989) (786)	HOTTER SHOES LTD (CRN: 14705827) (Trading as Hotter Shoes)	5 years from 23/09/2024	£30,000	23/09/2026 (22/09/2029)	-
Kiosk 1	Ground	Retail	16.55	(178)	PHONE SMART GADGETS (CRN: 13375066) (Trading as Phone Smart Gadgets)	5 years from 01/05/2024	£9,250	(30/04/2029)	-
Kiosk 2	Ground	Retail	4.10	(44)	THE PATISSERIE BOX LTD (CRN: 10070679) (Trading as The Patisserie Box)	3 years from 24/02/2025	£6,500	(23/02/2028)	24/02/2027
South View	Ground	Retail	64.29	(692)	VACANT POSSESSION	-	-	-	-
<b>Total Commercial Floor Area</b>			<b>2,256.69 (1)</b>	<b>(24,291)</b>			<b>£425,361</b>		

(1) The commercial floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) apart from units 6 (First Floor), 9, 10 and South View's floor areas which are from the tenancy schedule.

(2) The lease provides for a 3 months rent free period until 03/06/2026. The Seller will pay to the Buyer the rent that would have been due from the completion of the sale until the end of the rent free period.

(3) As to Unit 4B, the Tenant has exercised their option to determine the lease and the lease will therefore end on 16/07/2026.

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South View





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## Contacts

### Acuitus

#### John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

[john.mehtab@acuitus.co.uk](mailto:john.mehtab@acuitus.co.uk)

#### Gway Kanokwuttipong

+44 (0)20 7034 4864

+44 (0)7456 888 750

[gway.kanokwuttipong@acuitus.co.uk](mailto:gway.kanokwuttipong@acuitus.co.uk)

### Seller's Solicitors

#### Russell-Cooke LLP

8 Bedford Row

London

WC1R 4BX

#### Kathrin McClintock

0207 440 4834

[Kathrin.McClintock@Russell-Cooke.co.uk](mailto:Kathrin.McClintock@Russell-Cooke.co.uk)

#### Nick Manning

020 7405 6566

[Nick.Manning@russell-cooke.co.uk](mailto:Nick.Manning@russell-cooke.co.uk)

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