



Unit 3, Woolrich House, Cirencester, GL7 2GA
TO LET £19,500 per annum exclusive

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property llp

Unit 3

Woolrich House, The Waterloo, Cirencester, Glos, GL7 2GA

£19,500 per annum exclusive

LOCATION

Located in the heart of the town, just off Cirencester's Market Place and directly opposite The Waterloo public car park, Woolrich House is situated adjacent to The Woolmarket Shopping Centre, both of which are popular destinations for shoppers.

A range of long standing tenants occupy the 3 neighbouring retail units at Woolrich House including VOGA Interiors & Kitchens, There She Glows Hair & Beauty and C J Hole Estate Agents.

DESCRIPTION

Situated within a terrace of a parade of 4 prominent retail units the premises comprise an independent ground floor lock-up shop with excellent window display frontage onto The Waterloo and Waterloo Car Park. Comprising a large open-plan retail area with separate storage area and WC at the rear the shop

enjoys a suspended ceiling with spot lighting & wooden style laminate flooring throughout. A kitchenette facility is located at the rear of the retail space. To the rear is a private car park where 1 dedicated parking space is provided.

ACCOMMODATION

Retail Area: 39'3" max x 23'10" (with kitchenette)
Rear Entrance Foyer & Store Area: 9'1" x 6' (storage space 2'1" x 3' & 6' x 2'1")
Toilet & utility cupboard:

1 parking space in car park at rear.

Total N.I.F.A. approx. 943 sq.ft. (87.8 sq.m.)

TENURE

A new lease is available under internal repairing terms, tenant also responsible for shop front, to be

excluded from Landlord & Tenant Act 1954. A 3 month deposit is required. Service Charge £500 per annum plus VAT for maintenance of communal areas.

BUSINESS RATES

Rateable value £16,250.00.

LOCAL AUTHORITY

Cotswold District Council
Tel: 01285 623000

EPC

The property has an EPC rating of B 27.

PERMITTED USE

Premises are NOT suitable for restaurant or food takeaway use.

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