



Room 27, Moreton Area Centre, Moreton-In-Marsh, Gloucestershire, GL56 0QX

Room 27, Moreton Area Centre, High Street Moreton-In-Marsh Glos, GL56 0QX

£2,000 per annum inclusive of utilities

LOCATION

Moreton Area Centre is prominently located on the High Street directly overlooking the Market Square, the front door to the building will be found leading onto the High Street and leads directly into the reception area.

DESCRIPTION

Room 27 is located on the ground floor at the rear of the building. The office enjoys Cat 2 lighting, carpet, gas fired central heating, plus shared independent ladies and gents toilet facilities and a shared kitchen all located on the ground floor.

Ample car parking is available in the public parking spaces located directly to the front on the building.

A 3% yearly rise will apply to the rent to cover any uplift in utility costs.

ACCOMMODATION

The following dimensions are approximate only:

Shared Entrance Hall

Room 27: 13'5" x 6'3"

Ladies & Gents WC's:

Shared Kitchen:

Total N.I.F.A. approx. 85 sq.ft. (7.9 sq.m.)

TENURE

A new 3 year lease is available under internal repairing terms, with a Tenant option to break with 3 calendar month's notice on or after 12 months. A 3 month deposit is required.

UTILITIES & BUILDINGS INSURANCE

All reasonable use of utilities & buildings insurance are included in the rent.

BUSINESS RATES

Rateable Value: £740.00

Small Business Rates Relief / exemption may be available.

VAT

VAT is payable in addition to the rent and deposit.

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of D.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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