



1st Floor Rear Office, 25 Castle Street, Cirencester, Glos, GL7 1QD - TO LET £250 pcm inclusive

marriotts  
property llp

# 1st Floor Rear Office, 25 Castle Street Cirencester, Glos, GL7 1QD

£3,000 per annum inclusive of utilities

<b>LOCATION</b> 25 Castle Street is located opposite Lloyds Bank between White Stuff Clothing Company and La Passione restaurant. The office is situated on the first floor above Turner & Hares Clothing at the rear of the building, the shared entrance doorway will be found to the right of the building through the Castle Buildings archway.	<b>ACCOMMODATION</b> Ground Floor Entrance Foyer with stairs to first floor. First Floor Office: 14'10' x 13'1'' Shared WC's: Shared Kitchen:  Total N.I.F.A. approx. 197 sq.ft. (18.3 sq.m.)	<b>BUSINESS RATES</b> Rateable Value: £1,275.00 Note: Small Business Rates Relief / Exemption may be available.  VAT VAT is not payable.
<b>DESCRIPTION</b> The premises comprise a single office located on the first floor at the rear of 25 Castle Street overlooking The Brewery Car Park.  The office benefits from gas fired central heating, fluorescent strip lighting and a wood effect laminate floor. Shared toilet and kitchen facilities are provided for on the first floor.	<b>TENURE</b> A new 12 month Business Licence is available under internal repairing terms. A 1 month deposit is required.	<b>ENERGY PERFORMANCE CERTIFICATE</b> The property has a rating of TBC.
	<b>UTILITIES &amp; BUILDINGS INSURANCE</b> All reasonable use of utilities & buildings insurance are included in rent.	<b>LOCAL AUTHORITY</b> Cotswold District Council Tel: 01285 623000

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

**marriotts**  
property llp

Cirencester  
45 Dyer Street  
Cirencester Glos  
GL7 2PP

T: 01285 647333  
E: [property@marriotts.co.uk](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)

