



61A, Cricklade Street, Cirencester,  
TO LET £22,000 p.a.x.

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property llp

# 61A Cricklade Street

## Cirencester, Gloucestershire, GL7 1HY

£22,000 p.a.x.

### LOCATION

Prominently situated with display frontage directly onto Cricklade Street 61A is located at the southern end of Cricklade Street, a short walk due south of The Market Square. The premises will found located between Mann Jewellers and Panda Mobile, directly opposite Oops a Daisy Florist, in a vibrant area of national and local retail and restaurant occupiers.

### DESCRIPTION

The premises comprise a ground floor lock-up shop with excellent display frontage and signage onto Cricklade Street. Currently offering a good size retail area the shop also benefits from a tiled floor, LED spot lighting, air-conditioning / heating, disabled WC, kitchen, customer cloakroom and store cupboards.

### ACCOMMODATION

The following dimensions are approximate only:

Retail Areas:

Front - 28'6" x 12'2" average

Middle - 21' x 13'1"

Rear - 12'5" x 9'4"

Kitchen: 8'11" x 6'3"

Storeroom 1: 7' x 4'6"

Storeroom 2: 5'5" x 3'3"

Hand wash: 4' x 3'2"

Total N.I.F.A. approx. 1,044 sq.ft. (96.95 sq.m.)

### TENURE

A new Business Lease is available under internal repairing terms to be excluded from the Landlord & Tenant Act 1954. The Tenant will also be responsible for upkeep and repair of the shop front.

A 3 month rent deposit is required.

### INSURANCE

The Landlord insures the building and recharges this cost to the Tenant.

### VAT

VAT is payable in addition to the rent & deposit.

### BUSINESS RATES

Rateable Value: £27,500.00

### ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of C.

### LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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**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)

