



71, Cricklade Street, Cirencester,
TO LET £23,500 p.a.x.

marriotts
property llp

71 Cricklade Street

Cirencester, Gloucestershire, GL7 1HY

£23,500 p.a.x.

LOCATION

Prominently situated with display frontage directly onto the junction of Ashcroft Road and Cricklade Street No71 is located at the southern end of Cricklade Street, a short walk due south of The Market Square. The premises will found located between Cook and D & J Sports, opposite Boots Opticians and British Red Cross, in a vibrant area of national and local retailers.

DESCRIPTION

The premises comprise a ground floor shop with excellent display frontage and signage onto Cricklade Street & Ashcroft Road. Located above the retail area is a further 3 offices / storerooms plus Kitchen and independent Ladies and Gents WC's. The retail area benefits from LED strip lighting, wooden laminate flooring and high ceilings.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Retail Area - 28'10" max x 15'10"

First Floor

Landing with store area: 6'8" x 6'4"

Office / Store 1 - 17'4" x 14'10"

Office / Store 2 - 17'4" x 12'2"

Office / Store 3 - 10'11" x 10'1"

Kitchen - 15'7" x 11'

Ladies & Gents WC's

Total N.I.F.A. approx. 1,204 sq.ft. (111.8 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.

SERVICE CHARGE & INSURANCE

The Landlord insures the building and recharges this cost to the Tenant, currently £490 p/a. A service charge is payable as contribution to maintenance & redecoration of the front of the building.

VAT is payable in addition to the rent, S/C & deposit.

BUSINESS RATES

Rateable Value: £16,500.00

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of D.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

T: 01285 647333
E: property@marriotts.co.uk

www.marriotts.co.uk

