



78 Dyer Street, Cirencester, Glos, GL7 2PF
TO LET £7,750 per annum exclusive

marriotts
property llp

78 Dyer Street

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LOCATION

78 Dyer Street is situated close to the heart of Cirencester only a short walk from the Market Place. Located adjacent to one of the main public highways leading out of the town the premises benefits from a high level of visibility from passing traffic and offers prominent signage and window display.

DESCRIPTION

Located in a terrace of commercial and residential occupiers the premises comprise a ground floor lock-up shop with 2 rooms (a front and rear retail area) plus a dedicated kitchenette and WC off. To the rear is a private walled courtyard garden for the exclusive use of the shop. Access is provided directly off Dyer Street via the shared front door. The premises benefit from wooden laminate floors, plus excellent display frontage & signage onto Dyer Street. Lighting is provided by Cat 2 and spot lighting.

ACCOMMODATION

Shared Entrance & Corridor
Front Retail: 12'average x 11'
Rear Retail: 16'3" x 9'7"
Kitchenette & WC:
Courtyard Garden: With rear pedestrian access

Total N.I.F.A. approx. 340 sq.ft. (31.5 sq.m.)

TENURE

A new lease for a minimum term of 3 years is available under internal repairing terms, tenant also responsible for repair and upkeep of shop front and courtyard, to be excluded from Landlord & Tenant Act 1954. A 3 month deposit is required.

UTILITIES

The shop is independently metered for electricity. Water will be recharged and the Tenant will be

responsible for 25% of the total for the building as a whole.

BUILDINGS INSURANCE

£375.00 per annum payable annually in advance. The Tenant is responsible for insurance of the plate glass and their own contents insurance.

BUSINESS RATES

Rateable value £4,500.00.
Small Business Rates Relief/exemption may be available.

EPC - The premises have an EPC rating of C.

LOCAL AUTHORITY

Cotswold District Council Tel: 01285 623000

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