



Room 2, Cotswold Leisure Centre, Cirencester,
Glos, GL7 1US - TO LET £5,150 p/a inclusive

Room 2, 1st Floor, Cotswold Leisure Centre Cirencester, Glos, GL7 1US

£5,150 per annum (inclusive of utilities & Business Rates)

LOCATION

The premises are situated within The Cotswold Leisure Centre, a short walk west of Cirencester's Market Place. As you enter through the Centre's ground floor reception proceed up the stairs and turn left, the room will be found in front and to the right.

DESCRIPTION

The premises comprise a single room suitable for use as a therapy / treatment room or an office. The room is located on the first floor of the Leisure Centre and benefits from shared use of the Centre's ladies and gents toilet facilities.

Room 2 enjoys electric heating, spot lighting, wood laminate style flooring and an attended reception via The Centre's manned facility. To the exterior of the Leisure Centre is a pay and display public car park.

ACCOMMODATION

Ground Floor

Entrance Reception with stairs to First Floor.

First Floor

Office: 14'8" x 13'1"

Shared separate Ladies & Gents WC's:

Total N.I.F.A. approx. 194 sq.ft. (18 sq.m.)

TENURE

A new 3year lease is available under internal repairing terms, with a Landlord & Tenant option to break with 3 calendar month's notice anytime after 12 months.

A 3 month deposit is required. The Tenant will be limited to occupying the premises during The Leisure Centre's standard opening hours, these being 6.30am – 10pm Monday to Friday, 8am – 6pm Saturday and 8am – 9pm Sunday.

UTILITIES & BUILDINGS INSURANCE

Utilities & buildings insurance are included in rent.

BUSINESS RATES

Business Rates are included within the rent.

RENT REVIEW

Rent will increase by 3% per annum to cover the cost of rising utility prices.

VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE

The property has a B rating of 44.

LOCAL AUTHORITY

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

www.marriotts.co.uk

