



Units G5 & G6, Jesse's Stable Yard, Cirencester,
Glos, GL7 2AA - TO LET £4,500 p.a.x.

marriotts
property llp

Units G5 & G6

Jesse's Stable Yard, Cirencester, Glos, GL7 2AA

£4,500 per annum exclusive

LOCATION

Located in the heart of Jesse's Stable Yard shopping centre just off Blackjack Street, the premises are conveniently situated a short walk from Cirencester's Market Place and The Old Post Office Shopping Centre.

Prominent retailers in The Stable Yard & Black Jack Street include Jesse Smith Butchers, the Cotswold Ring Maker, Pick a Pot & Paint and Knead Bakery.

DESCRIPTION

Units G5 & G6 comprises a mid-terrace ground floor lock-up shop with frontage onto Jesse's Stable Yard. Comprising 2 rooms the shop enjoys good window display frontage with entrances onto both Cowley House and The Stable Yard. The premises benefits from spot lighting and gas fired central heating. There are water & waste connections into the premises,

shared toilet facilities are provided. Please note a fire exit route for the 1st floor is located through Unit G6.

ACCOMMODATION

G5: 12'4" average x 12'1" average

G6: 12'10" x 8' average

Total N.I.F.A. approx. 210 sq.ft. (19.5 sq.m.)

TENURE

A new lease is available under internal repairing terms, tenant also responsible for shop front, to be excluded from Landlord & Tenant Act 1954.

A 3 month deposit is required. VAT is not payable.

UTILITIES

Electricity will be recharged by the Landlord back to the Tenant based on the percentage of floor area occupied within the building as a whole.

SERVICE CHARGE

£275.00 per annum payable quarterly in advance to cover the cost of services & maintenance of communal areas and buildings insurance.

BUSINESS RATES

Rateable value To Be Assessed.

Small Business Rates Relief/exemption may be available.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

The premises have an EPC rating of C.

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

