



3 Burford Street, Lechlade, Glos, GL7 3AP - TO  
LET £425 pcm

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# 3 Burford Street

## Lechlade, Gloucestershire, GL7 2AA

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TO LET - £425 pcm exclusive

### LOCATION

With an entrance door directly onto Burford Street the premises are prominently located in the heart of Lechlade & will be found next to the Cotswold Bridal Boutique, a short walk north of the Market Place.

With good frontage onto the A361 the shop is positioned in an area of retail occupiers which include an Estate Agent, florist, hairdressers and Vera's Kitchen.

### DESCRIPTION

The premises comprise a ground floor lock-up shop with a main retail area with toilet off, plus a small 1st floor store area. The shop fronts directly onto Burford Street and has good signage potential. Benefiting from spot lighting & wooden laminate floors public on street parking is available directly outside.

BUILDINGS INSURANCE - £300.00 per annum.

### ACCOMMODATION

Retail Area: 17'1''max x 14'2''max

1st Floor Store: 6' x 3'7''

WC:

Total N.I.F.A. approx. 204 sq.ft. (19 sq.m.)

### TENURE

A new lease is available under internal repairing terms, tenant also responsible for repairs to shop front & door & is to redecorate in the last 3 months of the term. Lease to be excluded from Landlord & Tenant Act 1954.

### DEPOSIT

A 3 month deposit is required.

### UTILITIES

The tenant will be responsible for all utilities.

### BUSINESS RATES

Rateable value £4,250.00

Small Business Rates Relief/exemption may be available.

### VAT

VAT is not payable in addition to the rent.

### LEGAL COSTS

The tenant is to contribute £500.00 + VAT towards the Landlord's legal costs.

### LOCAL AUTHORITY

Cotswold District Council. Tel: 01285 623000

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