



Units G15B & G15C, Jesse's Stable Yard, Cirencester, Glos, GL7 2AA

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TO LET - £9,000 per annum exclusive (May Split)

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, Xanadu, and Knead Bakery.	ENERGY PERFORMANCE CERTIFICATE The premises have an Energy Rating of C.	SERVICE CHARGE £500.00 per annum payable quarterly in advance to cover the cost of services & maintenance of communal areas and buildings insurance.
DESCRIPTION The premises comprise a ground floor lock-up shop, providing smart retail accommodation. The shop has the benefit of excellent display window frontage, tiled floor, fire alarm and spotlighting. Shared toilet facilities are provided within the shopping complex. There are currently no water or waste connections into the premises, shared toilet facilities are provided.	ACCOMMODATION Retail Areas: 12'8" x 9'11" & 12' x 9'9" Total N.I.F.A. approx. 248 sq.ft. (23 sq.m.)	BUSINESS RATES Rateable value £6,400.00. Small Business Rates Relief/exemption may be available.
	TENURE A new lease is available under internal repairing terms, tenant also responsible for repairs to shop front, to be excluded from Landlord & Tenant Act 1954. A 3 month deposit is required.	VAT VAT is not payable in addition to the rent.
	UTILITIES Electricity is sub-metered and will be recharged by the Landlord back to the Tenant based on meter readings.	LOCAL AUTHORITY Cotswold District Council Tel: 01285 623000

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