



5 Dollar Street, Cirencester, Glos, GL7 2AS,
TO LET £10,000 p.a.x.

marriotts
property llp

5 Dollar Street

Cirencester, Gloucestershire, GL7 2AS

£10,000 p.a.x.

LOCATION

Located a short walk north of Cirencester's Market Place, 5 Dollar Street is prominently situated with display frontage and entrance directly onto Dollar Street. The premises will be found on the corner of Coxwell Street and Dollar Street, located directly opposite Davey Law Solicitors, in a vibrant area of residential and business occupiers including The Painted Furniture Company and Indian Rasoi Restaurant.

DESCRIPTION

Situated within a handsome Grade II Listed building the premises comprise a ground floor lock-up shop with excellent display frontage and signage onto Dollar Street, with additional window display onto Coxwell Street. Offering an open-plan retail area the shop also benefits from an independent toilet facility, vinyl flooring and a storeroom at the rear.

ACCOMMODATION

The following dimensions are approximate only:

Front Retail Area: 19'3''max x 19'5''max

Rear Retail Area: 12'8''max x 8'average

Storeroom: 11'8'' x 3'7'' average

WC (with some storage space)

Total N.I.F.A. approx. 448 sq.ft. (41.6 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms to be excluded from the Landlord & Tenant Act 1954. The Tenant will also be responsible for upkeep and repair of the shop front.

A 3 month rent deposit is required.

INSURANCE

The Landlord insures the building and recharges this cost to the Tenant.

VAT

VAT is not payable.

BUSINESS RATES

Rateable Value: £7,800.00

(Note: Small Business Rates Relief / Exemption may be available)

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of D.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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