



Room 7, 44 Black Jack Street, Cirencester,  
TO LET - £2,750 p/a (including utilities)

# Room 7, 44 Black Jack Street, Cirencester Glos, GL7 2AA

£2,750 p/a (including utilities)

## LOCATION

The office is conveniently situated on the corner of Black Jack Street and Park Street, a short walk west of the Market Square. The ground floor doorway leading to the offices will be found on Park Street to the left of Jacks Tea Room & Kitchen.

## DESCRIPTION

The premises comprise a single office situated on the second floor at the front of the building overlooking the intersection between Black Jack Street and Silver Street. The office benefits from gas-fired central heating, Cat 2 lighting, carpets, and a door entry intercom.

A shared kitchenette and separate Ladies & Gents WC's are located on the first floor.

VAT is not payable.

## ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Shared entrance onto Black Jack Street & stairs to first and second floors.

First Floor

Shared Kitchen:

Ladies & Gents WC's:

Second Floor

Office: 11'7" x 7' average (plus 3'9" x 3'1")

N.I.F.A. approx 94sq.ft. (8.7 sq.m.)

## TENURE

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

A 3 month deposit is required & a £250 plus VAT contribution to the Landlord's Legal costs.

## UTILITIES & BUILDINGS INSURANCE

All reasonable use of utilities & buildings insurance is included in the rent. The rent will increase by 4% annually to cover rising costs of utilities.

## BUSINESS RATES

Rateable Value £860.00

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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