



Unit G7, Jesse's Stable Yard, Cirencester, Glos,
GL7 2AA - TO LET £650 pcm

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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

Unit G7 comprises a mid-terrace ground floor lockup shop directly overlooking Jesse's Stable Yard. The shop enjoys good window display frontage with an additional window at the rear providing further natural light. The premises benefits from spot lighting and good signage opportunity.

There are currently no water or waste connections into the premises, shared toilet facilities are provided.

ACCOMMODATION

Retail Area: 14'3''max x 11'9''average
Total N.I.F.A. approx. 185 sq.ft. (17.2 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. VAT is not payable.

A 3 month deposit is required.

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 £5,100.00.

Small Business Rates Relief/exemption may be available.

LOCAL AUTHORITY

Cotswold District Council
Tel: 01285 623000

EPC

The premises have an EPC rating of C.

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