



15A Castle Street, Cirencester, Glos, GL7 1QD,
TO LET £14,000 p.a.x.

marriotts
property llp

15A Castle Street

Cirencester, Gloucestershire, GL7 1QD

£14,000 p.a.x.

LOCATION

Prominently situated in a busy retail area at the upper end of Castle Street, less than 70 metres west of Cirencester's Market Place, the premises will be found between Cancer Research UK and The Black Horse Public House, directly opposite Coffee No1 and Tidings card shop.

DESCRIPTION

The premises comprise an independent lock-up shop with good ground floor retail area and window display directly onto Castle Street. The property also benefits from its own kitchen, toilet and a good first floor space suitable for office / store. To the rear of the building is a small walled courtyard garden. The shop enjoys excellent signage frontage onto Castle Street and benefits from fluorescent strip lighting & wood effect laminate flooring to the main retail area.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Retail Area: 44' max x 9'8''

Kitchen: 9'8'' x 8'

Lobby & WC:

First Floor

Office / Store: 17'9'' x 9'9'' average

Rear

Courtyard Garden: 19' max x 18' av

Total N.I.F.A. approx. 665 sq.ft. (61.8 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, approx. £425 P/A.

VAT is not payable.

BUSINESS RATES

Rateable Value from 1st April 2023: £9,300.00

(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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