



1st Floor Left Office, 25 Castle Street, Cirencester,
Glos, GL7 1QD, TO LET - £275 pcm inc utilities

marriotts
property llp

1st Floor Left Office, 25 Castle Street Cirencester, Gloucestershire, GL7 1QD

£275 pcm inclusive of utilities

LOCATION

25 Castle Street is located opposite Lloyds Bank between White Stuff Clothing Company and La Passione restaurant. The office is situated on the first floor above Turner & Hares Clothing at the front of the building, the shared entrance doorway will be found to the right of the building through the Castle Buildings archway.

DESCRIPTION

The premises comprise a single office located on the first floor at the front of 25 Castle Street overlooking the public highway.

The office benefits from gas fired central heating, fluorescent strip lighting and a carpets. A shared toilet and kitchen facility are provided for on the first floor.

ACCOMMODATION

Ground Floor
Entrance Foyer with stairs to first floor.
First Floor
Office: 16'8" x 12'8"max
Shared WC's:
Shared Kitchen:
Total N.I.F.A. approx. 217 sq.ft. (20.1 sq.m.)

TENURE

A new 12 month Business Licence is available under internal repairing terms. A 1 month deposit is required.

UTILITIES & BUILDINGS INSURANCE

All reasonable use of utilities & buildings insurance are included in rent.

VAT

VAT is not payable.

BUSINESS RATES

Rateable Value from 1st April 2023: £2,000.00
(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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