



1 Silver Street, Cirencester, Glos, GL7 2BJ,
TO LET £10,000 p.a.x.

marriotts
property llp

1 Silver Street

Cirencester, Gloucestershire, GL7 2BJ

£10,000 p.a.x.

LOCATION

The premises are located midway along Silver Street between Lloyds Bank and Design Flooring Cirencester in an area of both commercial and residential occupiers. Prominently situated with frontage directly onto Silver Street, this being the main route for vehicular traffic leading into the town centre. Located across a ground floor, the premises enjoy excellent visibility from the public highway.

DESCRIPTION

The premises comprise a front retail area extending to approximately 248 sq.ft. net with additional stores/office at the rear. The premises benefit from a gas fired wet central heating system, spot and fluorescent strip lighting, a wooden parquet style floor to the main retail area and are independently metered for gas and electricity. To the rear of the premises is a private walled garden area.

ACCOMMODATION

The following dimensions are approximate only:

Front Retail: 29'11"max x 9'10"max

Rear Office/Store: 9'11" x 7'8"average

Store cupboard: 4'6" x 2'7"

WC & Hand Wash Room:

Rear Walled Garden: 52'5"max x 4'10"average

Total N.I.F.A. approx. 338 sq.ft. (31.4 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. £235.00 P/A.

VAT

VAT is not payable.

BUSINESS RATES

Rateable Value from 1st April 2023: £4,650.00

(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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