



1st Floor Rear Office, 25 Castle Street, Cirencester, Glos, GL7 1QD - TO LET £250 pcm inclusive

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1st Floor Rear Office, 25 Castle Street Cirencester, Glos, GL7 1QD

£3,000 per annum 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 rear of the building, the shared entrance doorway will be found to the right of the building through the Castle Buildings archway.	ACCOMMODATION Ground Floor Entrance Foyer with stairs to first floor. First Floor Office: 14'10' x 13'1'' Shared WC's: Shared Kitchen: Total N.I.F.A. approx. 197 sq.ft. (18.3 sq.m.)	BUSINESS RATES Rateable Value: £1,275.00 Note: Small Business Rates Relief / Exemption may be available. VAT VAT is not payable.
DESCRIPTION The premises comprise a single office located on the first floor at the rear of 25 Castle Street overlooking The Brewery Car Park. The office benefits from gas fired central heating, fluorescent strip lighting and a wood effect laminate floor. Shared toilet and kitchen facilities are provided for on the first floor.	TENURE A new 12 month Business Licence is available under internal repairing terms. A 1 month deposit is required.	ENERGY PERFORMANCE CERTIFICATE The property has a rating of TBC.
	UTILITIES & BUILDINGS INSURANCE All reasonable use of utilities & buildings insurance are included in rent.	LOCAL AUTHORITY Cotswold District Council Tel: 01285 623000

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