



Suite 1, 15 Gosditch Street, Cirencester, Glos, GL7
2AG - TO LET £19,000 p.a.x. with parking

marriotts
property llp

Suite 1, 15 Gosditch Street Cirencester, Glos, GL7 2AG

TO LET £19,000 p.a.x. with 3 dedicated parking spaces

LOCATION

Suite 1 is centrally located approximately 120m due north of Cirencester's Market Square. Prominently situated across the ground floor the premises will be found at the front of this handsome Grade II Listed building, with excellent frontage and a dedicated entrance onto Gosditch Street.

DESCRIPTION

The premises are to be completely redecorated & new LED lighting installed.

Situated across a ground floor the premises offer a stunning & unique setting, with a variety of period features including exposed woodwork / cornicing, high ceilings, excellent natural light and an original strong-room.

Accessed via it's own dedicated entrance and foyer

onto Gosditch Street, the premises comprise a large open-plan room with 2 offices off, a strong-room store, plus independent kitchen and WC. To the exterior rear of the building is a private car park within which 3 dedicated parking space are provided.

ACCOMMODATION

Entrance Foyer: 11'2" x 9'9"

Main Office: 31' x 24'2"

Office 2: 14'8" x 9'6"

Office 3: 11'3" x 9'10"

Strong-room / Store: 17' x 10'

Kitchen: 7'1" x 6'9"

WC:

Total N.I.F.A. approx. 1,333 sq.ft. (123.8 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms. A 3 month deposit is required.

VAT - VAT is not payable.

SERVICE CHARGE

£500.00 per annum payable quarterly in advance to cover the cost of heating, lighting, buildings insurance, cleaning & maintenance of communal areas and car park.

BUSINESS RATES

Rateable Value £14,500.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

EPC

The premises have a TBC rating.

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