



26 London Street, Fairford, Glos, GL7 4AH,  
TO LET £9,000 p.a.x.

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property llp

# 26 London Street

## Fairford, Gloucestershire, GL7 4AH

£9,000 p.a.x.

### LOCATION

The premises are prominently located on London Street in an area of commercial occupiers, a short walk south-east of Fairford's Market Square.

Overlooking the A417 the premises enjoy good display frontage onto the public highway and also benefits from public on-road parking directly in front of the building.

### DESCRIPTION

The building is Grade II Listed and comprises a main front retail area with further retail area behind.

Adjoining this is an additional ground floor storeroom with kitchenette and a WC off. The first floor is suitable for storage in connection with the occupier's business only. To the rear of the premises is a private walled garden area laid down to gravel. The 2nd Floor attic room is classed as unusable space.

### ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Front Retail Area: 23' x 11'9"

Rear Retail Area: 13' x 11'4"

Rear Entrance Foyer: 7'9" x 7'10"

Storeroom & Kitchenette: 13'8" x 9'1"

WC:

First Floor

Storeroom 1: 16'4" x 8'8" average

Storeroom 2: 12'11" average x 7'8"

Walled garden to rear: 35' x 16'9" average

Total N.I.F.A. approx. 808 sq.ft. (75 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. VAT is not payable.

### INSURANCE

The Landlord insures the building and recharges this cost to the Tenant, approx. £330.00 P/A.

### BUSINESS RATES

Please make enquires to Local Authority.  
(Note: Small Business Rates Relief / Exemption may be available)

ENERGY PERFORMANCE RATING - TBC

### LOCAL AUTHORITY

Cotswold District Council, Tel: 01285 623000

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