



63 Cricklade Street, Cirencester, Glos, GL7 1HY,
TO LET £14,500 p.a.x. INCENTIVES AVAILABLE

marriotts
property llp

63 Cricklade Street

Cirencester, Gloucestershire, GL7 1HY

£14,500 p.a.x. INCENTIVES AVAILABLE

LOCATION

Prominently situated with display frontage directly onto Cricklade Street No63 is located at the southern end of Cricklade Street, a short walk due south of Cirencester's Market Place. The premises will be found located between Codex Books and Timpson, directly opposite Oops a Daisy Florist, in a vibrant area of national and local retailers.

DESCRIPTION

The premises comprise an independent lock-up shop with good ground floor retail area and window display directly onto Cricklade Street. The property also benefits from its own kitchen, toilet and storeroom, and enjoys a tiled floor, Category 2 and spot lighting, and fire alarm.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Retail Area: 29'8" max x 13'5"

Storeroom: 14'8" max x 7'3"

Kitchen: 5'6" x 5'2"

WC:

Total N.I.F.A. approx. 520 sq.ft. (48.3 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.

DEPOSIT

A 3 month rent deposit is required.

INSURANCE

The Landlord insures the building and recharges this cost to the Tenant, approx. £649.00 per annum.

VAT

VAT is payable.

BUSINESS RATES

Rateable Value: £17,000.00

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of C.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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