



Unit 5, Builders Yard, South Cerney, Cirencester,
Glos, GL7 5TS - TO LET £7,000 p.a.x.

Unit 5, Builders Yard

South Cerney, Cirencester, Glos, GL7 5TS

TO LET £7,000 p.a.x.

LOCATION

With a population of around 3,000 South Cerney is situated in the heart of the Cotswold Water Park approximately 4 miles south of Cirencester. The premises are situated in a small courtyard business development located just off Silver Street, close to the centre of South Cerney.

DESCRIPTION

Unit 5 comprises modern concrete block elevations under a single pitched tiled roof. The premises benefit from double door to the front of the building allowing access for goods and larger items, with another pedestrian access door to the side of the building.

The premises comprise an open-plan ground floor workshop/office area with kitchenette and independent toilet facility. Stairs lead up to a mezzanine floor providing another 247 sq.ft. gross of

office/storage accommodation. The unit benefits from good natural light, single phase electrics, Category 2 and spot lighting, carpets throughout and electric heating.

To the front of the building is a gravelled area providing dedicated parking for 4 cars parked 'top to tail'.

ACCOMMODATION

The following dimensions are approximate only:
Ground Floor Office / Workshop: 34'1"max x 15'max
Kitchenette:

Toilet:

First Floor Office / Store: 30'9" x 8'

Total G.I.F.A. approx. 785 sq.ft. (72.9 sq.m.)

VAT - Is not payable.

TENURE

A new lease is available for a minimum term of 3 years, excluded from The LTA 1954, under internal repairing terms. A minimum 3 month deposit is required.

BUILDINGS INSURANCE

Approx. £300 p/a but subject to annual review.

BUSINESS RATES

Rateable Value: £8,600

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of TBC.

LOCAL AUTHORITY

Cotswold District Council - Tel: 01285 623000

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

marriotts
property llp

Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

T: 01285 647333
E: property@marriotts.co.uk

www.marriotts.co.uk

