



27a London Street, Fairford, Glos, GL7 4AQ,
TO LET £5,500 p.a.x.

marriotts
property llp

27a London Street

Fairford, Gloucestershire, GL7 4AQ

£5,500 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 frontage onto the public highway and also benefits from public on-road parking located close to the front of the building.

DESCRIPTION

Comprising a main front office / retail area to the front with a kitchen / mess room behind the premises offer modern open-plan accommodation across a ground floor. The premises also benefits from electric heating, Cat 2 lighting, carpets, and an independent WC and small cloakroom area.

DEPOSIT

A 3 month rent deposit is required.

ACCOMMODATION

The following dimensions are approximate only:

Office / Retail Area: 24'4" x 14'6"
Rear Retail Area: 13' x 11'4"
Kitchen / Mess Room: 11'4" x 7'3"
Cloakroom: 3'7" x 2'10"
WC:
Total N.I.F.A. approx. 446 sq.ft.

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 window and door & redecoration in the last 3 months of the term.

VAT

VAT is not payable.

INSURANCE

The Landlord insures the building and recharges this cost to the Tenant, approx. £432 P/A.

BUSINESS RATES

Rateable Value - £9,500
(Note: Small Business Rates Relief / Exemption may be available)

ENERGY PERFORMANCE RATING

The premises have an EPC rating of D.

LOCAL AUTHORITY

Cotswold District Council, Tel: 01285 623000

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Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

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

