



Unit 3, Woolrich House, Cirencester, Glos, GL7
2GA, TO LET - £19,500 p.a.x.

marriots
property llp

Unit 3, Woolrich House, The Waterloo, Cirencester, Gloucestershire, GL7 2GA

£19,500 p.a.x.

LOCATION

Located in the heart of the town, just off Cirencester's Market Place and directly opposite The Waterloo public car park, Woolrich House is situated adjacent to The Woolmarket Shopping Centre, both of which are a popular destination for shoppers.

A range of long standing tenants occupy the 3 neighbouring retail units at Woolrich House including VOGA Interiors & Kitchens, There She Glows Hair & Beauty and C J Hole Estate Agents.

DESCRIPTION

Situated within a parade of 4 prominent retail units the premises comprise an independent ground floor lock-up premises with excellent window display frontage onto The Waterloo and Waterloo Car Park.

Having been recently fitted out as a beauty treatment

salon Unit 3 comprises a large reception area to the front with 5 treatment rooms, kitchenette and WC to the rear. To the rear of the building is a private car park where 1 dedicated parking space is provided.

ACCOMMODATION

The following dimensions are approximate only:

Front Reception Area: 23'10" max x 18' max

Treatment Rooms 1 -5:

Rear Foyer & Kitchenette: 9' x 6'

WC:

Total N.I.F.A. approx. 943 sq.ft. (87.8 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 & SERVICE CHARGE

Approx. £600 p/a plus VAT for maintenance & lighting of communal areas and buildings insurance.

VAT is payable.

BUSINESS RATES

Rateable Value: £16,500.00

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of B 27.

LOCAL AUTHORITY

Cotswold District Council

