



Unit 4, Woolrich House, Cirencester, Glos, GL7  
2GA, TO LET - £19,500 p.a.x.

marriotts  
property llp

# Unit 4, 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 neighbouring retail units at Woolrich House including VOGA Interiors & Kitchens 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 fitted out to a high standard as a beauty

treatment / hairdressing salon Unit 4 comprises a large reception area to the front with 3 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: 23'7" max x 25'8" max

Treatment Rooms 1: 11' x 6'

Treatment Room 2: 14'2" x 7'10"

Treatment Room 3: 14'9" x 7'10"

Kitchen: 9'6"max x 7'4"

WC:

Total N.I.F.A. approx. 901 sq.ft. (83.7 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: £16,750.00

## ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of C 69.

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](mailto:property@marriotts.co.uk)

[www.marriotts.co.uk](http://www.marriotts.co.uk)

