



85 Cricklade Street, Cirencester, Glos, GL7 1JF,
TO LET - £11,700 p.a.x.

marriotts
property llp

85 Cricklade Street

Cirencester, Gloucestershire, GL7 1JF

£11,700 p.a.x.

LOCATION

85 Cricklade Street is a ground floor double frontage shop located towards the southern end of Cricklade Street, a short walk due south of the Market Place.

Located in an area of commercial occupiers the premises is surrounded by a variety of businesses including Licata's Hairdressing, Abbeymill Carpets, Clippers Barber's and The Cutting Shed.

DESCRIPTION

Comprising a modern ground floor lock-up shop with excellent double window display frontage, the unit benefits from spot lighting, wooden laminate flooring, independent toilet facilities and excellent signage display. To the rear is an additional storeroom/office plus a rear yard area with store with pedestrian access from a communal courtyard area.

ACCOMMODATION

The following dimensions are approximate only:

Front Retail Area: 30'5" max x 14'5" max

Rear Office / Storeroom: 9' x 6'4"

Kitchenette:

WC:

Total N.I.F.A. approx. 492 sq.ft. (45.7sq.m.)

TENURE

A new Business Tenancy Agreement 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 & redecoration of whole in the last 3 months of the term.

DEPOSIT

A 3 month rent deposit is required.

BUILDINGS INSURANCE

Approx. £400.00 per annum.

VAT

VAT is not payable.

BUSINESS RATES

Rateable Value: £8,500.00

Note: Small business rates relief / exemption may be available.

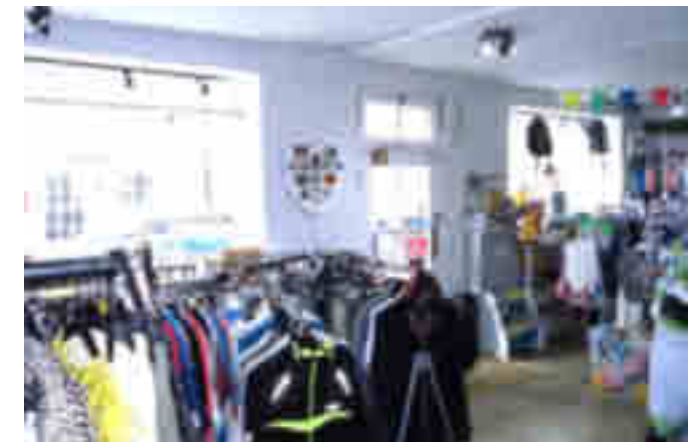
ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of C.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000



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