



61A Cricklade Street, Cirencester, Glos, GL7 1HY,
TO LET - £22,000 p.a.x.

marriotts
property llp

61A Cricklade Street

Cirencester, Gloucestershire, GL7 1HY

£22,000 p.a.x.

LOCATION

Prominently situated with display frontage directly onto Cricklade Street 61A is located at the southern end of Cricklade Street, a short walk due south of The Market Square. The premises will found located next to Alfonso Gelateria, directly opposite Oops a Daisy Florist, in a vibrant area of national and local retailers and restaurant occupiers.

DESCRIPTION

The premises comprise a ground floor lock-up shop with excellent display frontage and signage onto Cricklade Street. Currently offering a good size retail area the shop has recently been refurbished to a high standard and benefits from carpets, LED spot lighting, air-conditioning / heating, disabled WC, kitchen, customer cloakroom and store cupboards.

ACCOMMODATION

The following dimensions are approximate only:

Retail Areas:

Front - 28'6" x 12'2" average

Middle - 21' x 13'1"

Rear - 12'5" x 9'4"

Kitchen: 8'11" x 6'3"

Storeroom 1: 7' x 4'6"

Storeroom 2: 5'5" x 3'3"

Hand wash: 4' x 3'2"

Total N.I.F.A. approx. 1,044 sq.ft. (96.95 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.

A 3 month rent deposit is required.

INSURANCE

The Landlord insures the building and recharges this cost to the Tenant.

VAT

VAT is payable in addition to the rent & deposit.

BUSINESS RATES

Rateable Value: £23,250.00

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of TBC.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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