



Unit 8, Bell Lane Yard, Poulton, Glos - TO LET
£2,000 p.a.x,

marriotts
property llp

Unit 8, Bell Lane Yard

Poulton, Nr Cirencester, Glos, GL7 5JF

TO LET - £2,000 p.a.x.

LOCATION

Poulton is located on the A417 Lechlade road approximately 8 miles north of Swindon and 5 miles east of Cirencester. Travelling from Cirencester proceed through the village and take the left-hand turn on the bend signposted Bibury / Quenington B4425, Bell Lane Yard will be found approximately 200 yards on the left after the black barns.

DESCRIPTION

Situated on a small vibrant industrial estate Unit 8 comprises a self-contained detached storage building. The units benefit from double doors, concrete floor, and translucent roof panels.

Suitable for storage only the unit does not have electricity, lighting, water, or toilet facilities.

ACCOMMODATION

The following dimensions are approximate only:

Store: 24'8" x 11'4"

Doors: Width 8'6" Height 9'

Total G.I.F.A. approx. 283 sq.ft. (26.2 sq.m.)

TENURE

A new Business Lease for a minimum term of 12 months is available under internal repairing terms to be excluded from the Landlord & Tenant Act 1954. A £350.00 rent deposit is required.

BUILDINGS INSURANCE

Approximately £100.00 per annum.

BUSINESS RATES

Rateable Value: £1,725.00

Small Business Rates Exemption / Relief may be available.

VAT

VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE

The property is exempt from EPC requirement.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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