



Units 1 & 2, Bell Lane Yard, Poulton, Glos - TO LET
£3,750 p.a.x,

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property llp

Units 1 & 2, Bell Lane Yard

Poulton, Nr Cirencester, Glos, GL7 5JF

TO LET - £3,750 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 Units 1 & 2 comprise a self-contained office with additional storeroom adjoining. The units benefit from electric heating, carpet to the office, LED strip lighting and it's own toilet facility. An 'up & over' garage door provides access directly to the storeroom along with an internal pedestrian door linking through to the office. Dedicated parking for 2 cars is provided.

ACCOMMODATION

The following dimensions are approximate only:

Office: 15'4" x 14'3"

Store: 17'2" x 9'

WC:

Total N.I.F.A. approx. 375 sq.ft. (34.8 sq.m.)

TENURE

A new Business Lease is available under internal repairing terms to be excluded from the Landlord & Tenant Act 1954. A 3 month rent deposit is required.

BUILDINGS INSURANCE

Approximately £300 per annum.

BUSINESS RATES

Rateable Value: £2,700.

Small Business Rates Exemption / Relief may be available.

VAT

VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of C.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

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Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

T: 01285 647333
E: property@marriotts.co.uk

www.marriotts.co.uk

