



1st Floor, 3-4 Burford Street, Lechlade, Glos
TO LET - £7,750 p.a.x.

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property llp

1st Floor, 3-4 Burford Street Lechlade, Gloucestershire, GL7 3AP

TO LET - £7,750 p.a.x.

LOCATION

With an independent ground floor entrance and display window directly onto Burford Street, the premises are prominently located in the heart of Lechlade. Located across a first floor, the premises will be found situated above Vybe Beauty and No Labels.

DESCRIPTION

With good signage potential, the premises enjoys an independent ground floor entrance onto Burford Street. Stairs lead up to the 1st floor which comprises a reception room and large retail room with a storeroom off. To the rear is an independent toilet and kitchen. The premises also benefits from carpets, spot lighting and good natural light.

DEPOSIT

A 3 month rent deposit is required.

ACCOMMODATION

Ground Floor - Entrance Foyer:

First Floor:

Reception Room
Main Retail Room
Storeroom
Kitchen
WC

Total N.I.F.A. approx. 625 sq.ft. (58 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 & all windows, plus redecoration of whole all external woodwork to windows in the last 3 months of the term.

BUILDINGS INSURANCE

Tenant responsible for 22% of building total, approx. £650 per annum, subject to annual review.

VAT is not payable.

BUSINESS RATES

Rateable Value: £4,100.

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E.

LEGAL COSTS

The Tenant is to contribute £400 + VAT towards the Landlord's legal costs.

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