



Ground Floor, 4 Burford Street, Lechlade, Glos

Ground Floor, 4 Burford Street

TO LET £20,000 p.a.x.

LOCATION

Prominently situated just off the Market Place, between VYBE Beauty and Tangles Hair Salon, No.4 is located on Burford Street in the heart of Lechlade-on-Thames.

With excellent frontage onto the A361, the premises are Grade II Listed and centrally positioned in an area of retail users which includes an Estate Agent, florist, hairdressers, Londis Store, New Wave Seafood, and The Swan Public House.

With a population of approx. 4,000, Lechlade is conveniently located approximately 10 miles north of Swindon and 12 miles east of Cirencester. Witney and Oxford are also easily accessed via the A361 which provides an excellent transport link to the A40 and A419.



The town boasts a variety of shops and restaurants which include Londis Store, The Riverside Public House and restaurant, a Post Office, Lynwood Café, and various other shops. The town also enjoys a healthy tourist trade due to its unique riverside location on the Thames.

GROUND FLOOR SHOP
4 BURFORD STREET
LECHLADE
GLOUCESTERSHIRE
GL7 3AP

DESCRIPTION

Prominently situated in the heart of Lechlade, the premises comprise excellent open-plan ground floor retail premises to the front expanding into a further large open-plan retail area to the rear. The shop enjoys prominent double frontage window display onto the public highway, with excellent signage opportunity above the display windows and entrance door. The premises benefit from LED strip lighting and its own toilet facility.

On-road car parking is available directly to the front of the building with additional parking in the Market Place. Longer stay parking is located in the Memorial Hall car park within easy walking distance to the north.

ACCOMMODATION

The following measurements are approximate:

Front Retail Area: 31' max 17'4" average

Rear Retail Area: 40'5" max x 36'5"

Office / Store: 10'1" x 7'9"

WC:

Total N.I.F.A. approx. 1,789 sq.ft. (166.2 sq.m.)

LEASE TERMS

A new lease is available under internal repairing terms, tenant responsible for repair & decoration to the shop front & internal redecoration. Lease to be excluded from The Landlord & Tenant Act 1954.

Rent: £20,000 per annum exclusive, payable quarterly in advance.

Deposit: A 3 month deposit will be required.

Repairs: Tenant responsible for internal repairs and upkeep and repair of the shop front, plus redecoration internally & externally.

Insurance: Landlord insures the building, the Tenant reimburses 72% of the total cost of the insurance premium, approx. £1,500 per annum, subject to annual review. The Tenant is responsible for their own contents insurance, insurance of the plate glass, and public liability insurance.

VAT is not payable.



BUSINESS RATES

Rateable Value: £17,250.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester.
Tel: 01285 623000.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C. A copy of the report is available on request.

AGENT'S NOTE

The display cabinet located on the external front of the building between 4 Burford Street and 5 Burford Street will remain the property of the Landlord and for his & his family's sole use. The Tenant is not to obstruct this display cabinet or block access to it.

NOT SUITABLE FOR RESTAURANT OR CAFE USE



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