



3 Burford Street, Lechlade, Glos, GL7 3AP  
TO LET - £6,500 per annum exclusive

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## LOCATION

With an entrance door directly onto Burford Street, the premises are prominently located in the heart of Lechlade and will be found next to the Vybe Beauty, a short walk north of the Market Place. With good frontage onto the A361 the shop is positioned in an area of retail occupiers which include an Estate Agent, florist, hairdressers and New Wave Seafood.

## DESCRIPTION

The premises comprise a ground floor lock-up shop with a main retail area with its own toilet off. The shop fronts directly onto Burford Street and has good signage potential. Benefiting from spot lighting, wooden laminate floors & wooden panelling and public on street parking is available directly outside.

**BUILDINGS INSURANCE** - £400.00 per annum, subject to annual review.

## ACCOMMODATION

Retail Area: 17'1''max x 14'2''max

WC:

Total N.I.F.A. approx. 204 sq.ft. (19 sq.m.)

## TENURE

A new lease is available under internal repairing terms, tenant also responsible for repairs to Saniflow toilet, shop front & door and is to redecorate internally & externally in the last 3 months of the term. Lease to be excluded from Landlord & Tenant Act 1954.

## DEPOSIT

A 3 month deposit is required.

## UTILITIES

The tenant will be responsible for all utilities.

## BUSINESS RATES

Rateable value £4,500.

Small Business Rates Relief / Exemption may be available.

## VAT

VAT is not payable in addition to the rent.

## LEGAL COSTS

The tenant is to contribute £500.00 + VAT towards the Landlord's legal costs.

## LOCAL AUTHORITY

Cotswold District Council. Tel: 01285 623000

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy rating of B.

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