



6D, Cricklade Street, Cirencester, Glos, GL7 1JH,

marriotts  
property llp



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TO LET £40,000 p.a.x.

#### LOCATION

6D Cricklade Street is prominently located at the upper end of Cricklade Street in view of Cirencester's Market Place. Cirencester is a popular destination for shopping and the premises are ideally situated in a vibrant central location within the town. Surrounded by a variety of national retailers, cafes, and national banks, the premises will be found prominently located between EE Phone Shop and Haine & Smith Opticians, opposite Mountain Warehouse.

Cirencester is the 'Capital of the Cotswolds' and is by far the largest town in the Cotswold District, having a population of around 20,000 it is a thriving historic market town. Cirencester is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham & Gloucester to the north-west.



The town is a major centre for the local road network, where 8 'A' Class roads converge on the town, the most important of which, the A419/A417 trunk road, provides the link between the M4 and the M5.

6D  
CRICKLADE STREET  
CIRENCESTER  
GLOUCESTERSHIRE  
GL7 1JH

## DESCRIPTION

Offering excellent retail accommodation across a ground floor 6D Cricklade Street is prominently situated in the heart of Cirencester, close to the Market Place. Located in a vibrant area of national and local retailers and cafes the premises offer excellent window display frontage and signage opportunity onto Cricklade Street.

The premises benefit from large window display, spot lighting, tiled flooring to the principal retail area, and generous stockroom / storage to the rear. A further office, kitchen / mess room area, and independent WC is also provided.

The property is situated a short walk from both The Brewery and Forum public car

parks which offer ample customer parking.

## ACCOMMODATION

The following measurements are approximate:

Retail Area: 37'6" x 16'2"

Rear Storeroom: 27'6" x 6'7" & 11' x 5'8" average

Office: 6'7" x 5'6"

Kitchen: 9'8" x 6'3"

Toilet:

Total N.I.F.A. approx. 930 sq.ft. (86.4sq.m.)

## LEASE TERMS

A new lease is available for a minimum term of 3 years, to be excluded from the Landlord & Tenant Act 1954.

Rent: £40,000 per annum exclusive, payable quarterly in advance.

Deposit: A minimum of 3 months' rent deposit will be required.

Repairs: Full repairing and redecoration of the whole and shop front in last 3 months of term.

Insurance: Landlord insures the building and the Tenant reimburses the cost of the premium approx. £950.00 per annum. The Tenant is responsible for their own contents & public liability insurance.

VAT

VAT is payable in addition.





## UTILITIES

The unit is independently metered for electricity.

There is no gas connected to the premises.

Mains water & waste are connected.

## BUSINESS RATES

Rateable Value - £34,750.00

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester.

Tel: 01285 623000.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 43 B.

## VIEWINGS

Strictly via the sole letting agent Marriotts Property

LLP. Tel 01285 647333.



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