



26 London Street, Fairford, Glos
LEASE FOR ASSIGNMENT - £9,000 p.a.x.

marriotts
property llp

26 London Street Fairford, Gloucestershire, GL7 4AH

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LOCATION

The premises are prominently located on London Street in an area of commercial occupiers, a short walk south-east of Fairford's Market Square. Overlooking the A417, the premises enjoy good display frontage onto the public highway and also benefits from public on-road parking directly in front of the building.

DESCRIPTION

The building is Grade II Listed and comprises a main front retail area with further retail area behind. Adjoining this is an additional ground floor storeroom with kitchenette and a WC off. The first floor is suitable for storage in connection with the occupier's business only. To the rear of the building is a private walled garden area laid down to gravel. The 2nd Floor attic room is classed as unusable space.

ACCOMMODATION

Ground Floor
Front Retail Area: 23' x 11'9"
Rear Retail Area: 13' x 11'4"
Rear Entrance Foyer: 7'9" x 7'10" Storeroom & Kitchenette: 13'8" x 9'1"
WC:
First Floor
Storeroom 1: 16'4" x 8'8" average
Storeroom 2: 12'11" average x 7'8"
Total N.I.F.A. approx. 808 sq.ft. (75 sq.m.)

EXISTING LEASE TERMS

Term - Up to & including 30th June 2026, excluded from the Landlord & Tenant Act 1954.
Rent - £9,000 p.a.x.
Deposit - £2,250.
Repairs - Tenant responsible for internal repairs and repair of the shop front, plus redecoration of whole all

external woodwork in the last 3 months of the term. Buildings Insurance - Approx. £401.20 per annum. VAT - Is not payable.

BUSINESS RATES

Please make enquiries to Local Authority. Note: Small Business Rates Relief / exemption may be available.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.

LOCAL AUTHORITY

Cotswold District Council: Tel: 01285 623000.

AGENT'S NOTE

Internal photos taken from previous letting.



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