



19-21 Dyer Street, Cirencester, Glos,

marriotts
property llp

19-21 Dyer Street, Cirencester, Glos

TO LET £35,000 p.a.x.

LOCATION

19-21 Dyer Street is prominently located at the upper end of Dyer Street only a short walk east of Cirencester's Market Place. Cirencester is a popular destination for shopping and the premises are conveniently situated in a vibrant location within the town. Surrounded by a variety of local & national retailers, including M&S Simply Food, Morrisons and New Wave Sea Food, the premises will be found prominently located between Jubilee Galleries and Morrisons Daily, opposite Top Bags luggage shop.

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.

GROUND FLOOR
19-21 DYER STREET
CIRENCESTER
GLOUCESTERSHIRE
GL7 2PP

DESCRIPTION

Offering excellent retail accommodation across a ground floor, 19-21 Dyer Street is prominently situated in the heart of Cirencester, close to the Market Place. Located in a vibrant area of national and local retailers the premises offer excellent double window display frontage and signage opportunity onto Dyer Street.

The premises benefit from large window display, spot lighting, wood effect vinyl flooring to the principal retail areas, plus generous stockroom / storage to the rear. A further office with kitchenette and an independent WC is also provided.

3 dedicated car parking spaces and bin store area is located directly to the rear of the shop.

ACCOMMODATION

The following measurements are approximate:

Front Retail Area: 40'6" max x 32'7"

Rear Retail Room 1: 23' x 14'8"

Rear Retail Room 2: 15'2" x 9'

Front Storeroom / Hand wash: 8'6" x 5'11" average

Rear Storeroom: 24'8" x 8' & 20' x 4' average

Office: 14'4" x 9'7"

WC:

Total N.I.F.A. approx. 2,223 sq.ft.
(206.5 sq.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: £35,000 per annum exclusive, payable quarterly in advance.

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

Repairs: Tenant responsible for internal repairs and repair of shop front, 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. £370.00 per annum. The Tenant is responsible for their own contents & public liability insurance.

VAT

VAT is not payable.



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 - £32,250.00

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

VIEWINGS

Strictly via the sole letting agent Marriotts Property
LLP. Tel 01285 647333.



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