



1st Floor Office, 6-8 Dyer Street, Cirencester, Glos
Move in & pay nothing for 2 months & then decide to stay or go

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property llp

1st Floor Office Right

6-8 Dyer Street, Cirencester, Gloucestershire, GL7 2PF

INITIAL 2 MONTHS FREE LICENCE

LOCATION

The premises are situated at the lower end of the Market Square above Danish Wardrobe ladies fashion shop and Brook Taverner Menswear with an independent access directly onto the Market Square. The premises are ideally located in easy reach of Cirencester's variety of shops, cafes, restaurants, banks and Post Office.

DESCRIPTION

Situated on the first floor at the front of the building, the office benefits from good natural light, intruder alarm, and enjoys electric heating and spot lighting. Shared modern kitchenette facilities (with cooker and fridge) plus toilets are located on both the first and second floors, a shower facility is also provided.

A free Wi-Fi connection is also available.

ACCOMMODATION

Ground Floor

Entrance Foyer with stairs to first & second floors.

First Floor

Office: 13'5" x 9'11"

Shared Ladies & Gents WC's: (including shower facility)

Kitchenette:

Second Floor

Shared Ladies & Gents WC's & Kitchenette.

TENURE

A new 2 month Licence is available under internal repairing terms AT NO CHARGE.

Thereafter should a tenant wish to stay a 6 month Licence with a rolling 1 month option to break at any time is available at £300 pcm.

UTILITIES & BUSINESS RATES

All reasonable use of utilities & buildings insurance is included in the rent.

BUSINESS RATES

Business Rates are included in the rent.

DEPOSIT - A 1 month deposit is required.

VAT - VAT is payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D 88.

LOCAL AUTHORITY - Cotswold District Council

Tel: 01285 623000.

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