



Unit 2, Northway House, Cirencester, Gloucestershire,
GL7 2QY - TO LET £26,000 p.a.x.

marriotts
property llp

Unit 2, Northway House Cirencester, Gloucestershire, GL7 2QY

TO LET £26,000 p.a.x.

LOCATION

Northway House is prominently located close to the junction of Northway and Dyer Street, situated overlooking The Forum car park. Cirencester's Market Place is situated less than 100 meters to the north-west of the building and offers a variety of shops, cafes, national banks and a Post office. The premises are located across a ground floor with an entrance directly onto Northway.

DESCRIPTION

The premises comprise a ground floor lock-up shop with excellent display frontage and signage opportunity onto Northway and the public highway. Prominently situated opposite The Forum public car park, Unit 2 Offers a large open-plan retail area with storeroom and independent kitchenette and toilet facilities.

ACCOMMODATION

The following dimensions are approximate only:

Main Retail Area: 30'8" av x 28'10" av

Office / Treatment Room: 8'6" x 8'2"

Storeroom: 18'8" av x 6'7" av

Kitchenette: 5'2" x 3'10"

Toilet:

Total N.I.F.A. approx. 1,245 sq.ft. (115.66 sq.m.)

VAT

VAT is not payable.

SERVICE CHARGE

Based on 17.86 % of total cost of services & maintenance to common parts, approx. £1,760 p/a, subject to annual review.

DEPOSIT

A minimum 3 month rent deposit is required.

TENURE

A new lease is available under internal repairing terms for a minimum term of 3 years, excluded from The LTA 1954. The Tenant will also be responsible for repair and upkeep of the windows & shop front.

BUILDINGS INSURANCE

Approx. £1,244 p/a but subject to annual review.

BUSINESS RATES

Contact Cotswold District Council:

Tel: 01285 623000

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.



marriotts
property llp

Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

T: 01285 647333
E: property@marriotts.co.uk

www.marriotts.co.uk