



85 Cricklade Street, Cirencester, Gloucestershire, GL7 1JF
TO LET £11,700 p.a.x.

marriotts
property llp

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LOCATION

85 Cricklade Street is a ground floor double frontage shop conveniently located towards the southern end of Cricklade Street, a short walk due south of Cirencester's Market Place.

Located in an area of commercial occupiers, the premises are surrounded by a variety of businesses including Licata's Hairdressing, Abbeymill Carpets, Clippers Barbers, and The Cutting Shed.

DESCRIPTION

Comprising a modern ground floor lock-up shop with excellent double window display frontage, the unit benefits from spot lighting, wooden laminate flooring, independent toilet facility, kitchenette, and excellent signage display. To the rear is an additional storeroom/office, plus a rear yard area with store and pedestrian access.

ACCOMMODATION

The following dimensions are approximate only:

Front Retail Area: 30'5" max x 14'5" max

Rear Office / Storeroom: 9' x 6'4"

Kitchenette

WC

Total N.I.F.A. approx. 492 sq.ft. (45.7 sq.m.)

VAT

VAT is not payable.

DEPOSIT

A 3 month rent deposit is required.

BUILDINGS INSURANCE

Approx. £450 p/a but subject to annual review.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

TENURE

A new Business Tenancy Agreement is available under internal repairing terms, to be excluded from the Landlord & Tenant Act 1954. The Tenant will be responsible for upkeep and repair of the shop front & redecoration of the whole in the last 3 months of the term.

BUSINESS RATES

Rateable Value: £8,500.

Note: Small business rates relief / exemption may be available.

LOCAL AUTHORITY

Cotswold District Council.

Tel: 01285 623000

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