



21 West Market Place, Cirencester, Gloucestershire,  
GL7 2AE - TO LET £18,000 p.a.x.

marriotts  
property llp



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## LOCATION

Situated in a vibrant area of retailers and cafes, 21 West Market Place is prominently located on the junction of Black Jack Street and Gosditch Street, overlooking West Market Place. Cirencester's Market Place is situated approximately 50 meters to the south-east 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 West Market Place.

## DESCRIPTION

The premises comprise a ground floor lock-up shop with excellent display frontage and signage opportunity onto West Market Place and the public highway. Prominently situated the shop offers a main retail area with office/storeroom, kitchenette and toilet facility. Externally to the rear of the building is an additional storeroom.

## ACCOMMODATION

The following dimensions are approximate only:

Main Retail Area: 34'5" x 13'5" max  
Office / Store Room: 9' x 6'11"  
External Storeroom: 12' av x 6'6" av  
Kitchenette: 6'8" x 2'11"

Toilet

Total N.I.F.A. approx. 600 sq.ft. (55.74 sq.m.)

## VAT

VAT is not payable.

## EXTERNAL DECORATION

The Tenant will be responsible for 35% of any external redecoration costs of the whole building.

## 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 and shop front, and redecoration.

## BUILDINGS INSURANCE

Recharged at 18% of the building as a whole.

## BUSINESS RATES

Rateable Value: £11,250.

Cotswold District Council. Tel: 01285 623000

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned.

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