



Units 11-13, Bishops Walk, Cirencester, Glos

Units 11-13 Bishops Walk

TO LET - Rent £24,000 p.a.x.

**INCENTIVES MAY BE AVAILABLE
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LOCATION

Located in the heart of the town, Bishops Walk is a vibrant covered shopping centre situated between the Brewery Court car park and Cricklade Street, situated a short walk south of Cirencester's Market Place. With a dedicated staircase leading directly from the entrance to the shopping centre up to the premises, No.11-13 is prominently situated on the first floor overlooking Bishops Walk.

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 and Gloucester to the north-west.



A range of businesses occupy the shopping centre including O2 Store, Michael Hart & Son Butchers, Master Cobbler, Nationwide Building Society, ReVA nightclub, PAPA Johns, Glow Touch Spa, and The Tanning Room.

UNITS 11-13
BISHOPS WALK
CIRENCESTER
GLOUCESTERSHIRE
GL7 1JH

DESCRIPTION

With a dedicated staircase leading from the shopping centre up to the premises, No.11-13 is situated on the first floor overlooking Bishops Walk. Having previously undergone a full refit to a gym facility, the premises provide two principle rooms suitable for a variety of uses.

The premises benefit from spot lighting, vinyl flooring, air-conditioning, intruder alarm, 3 phase electrics, and Ladies and Gents changing rooms both with shower and toilet facilities.

To the exterior is a dedicated large indoor terrace area extending to approximately 637 sq.ft. which is suitable for seating of potentially further studio use.

Excellent signage opportunities are provided for externally on the front of the building overlooking The Brewery Car Park, with additional signage available internally in view of the shopping arcade below.

There are no restrictions on access via the Brewery Car Park entrance, the entrance to the shopping centre off Cricklade Street will be subject to the standard opening hours of the centre.

ACCOMMODATION

The following measurements are approximate:

First Floor

Studio 1: 41'7"av x 27' max

Studio Area 2: 26'7" x 13'5"

Studio 3: 27'3" x 19'10"

Ladies Changing Room & WC / Showers

Men's Changing Room & WC / Showers

Covered Terrace: 41' x 12'9"max

Total N.I.F.A. approx. 2,439 sq.ft. (226.6 sq.m.)

LEASE TERMS

A new sub-lease is available offering flexible terms, to be excluded from The Landlord & Tenant Act 1954.

Rent:

£24,000 per annum exclusive, payable quarterly in advance.

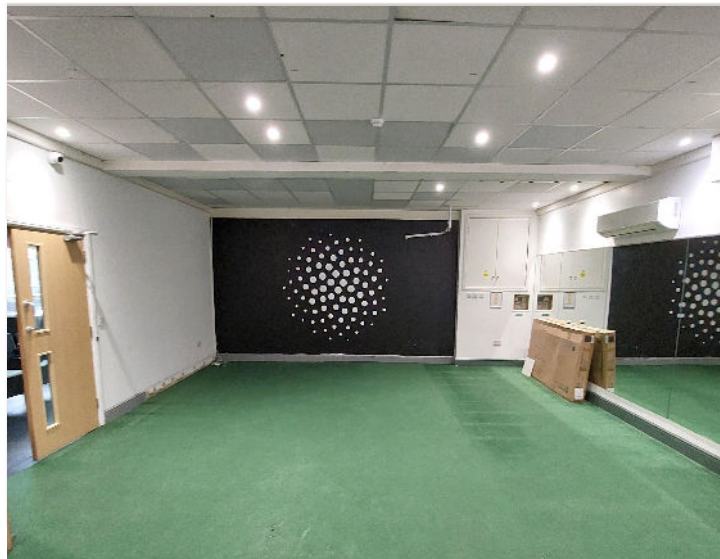
Deposit:

A 3 month deposit will be required.

Repairs & Insurance:

Tenant is responsible for internal repairs and redecoration in the last 3 months of the term.

Buildings Insurance approx. £1,308.40 p/a, subject to annual review.



SERVICE CHARGE

A service charge of approx. £12,173.12 per annum plus VAT is payable to the Landlord, quarterly in advance, to cover the cost of services to both the internal and external common parts, to include waste collection, lighting of communal areas and cleaning of communal areas.

VAT

VAT is payable in addition.

PLANNING

The premises benefit from an E class planning consent and alcohol Licence.

MAY ALSO BE SUITABLE FOR OFFICE, RETAIL, OR CAFE / RESTURANT USE subject to Landlord's consent.

BUSINESS RATES

Rateable Value - £27,750.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester.

Tel: 01285 623000.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of A.



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