



98 High Street, Cricklade, Wiltshire SN6 6AA
TO LET £12,000 p.a.x.

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LOCATION

98 High Street is a ground floor shop prominently located in the heart of Cricklade approximately mid-way along the High Street.

Located in a vibrant area of commercial occupiers, the premises will be found situated between Michael Hart & Son Butchers and Cricklade Stores, directly opposite TESCO Express and Josh Hair Company.

DESCRIPTION

Comprising a ground floor lock-up shop with excellent window display frontage and signage onto the High Street, the premises comprise a main retail area to the front with further retail space and store / messroom at the rear. Benefiting from gas fired central heating, the shop is undergoing a full program of refurbishment including redecoration throughout

ACCOMMODATION

The following dimensions are approximate only:
Front Retail Area: 19'5" x 14'5" max
Middle Retail Area: 15' x 10'
Rear Retail / Store: 11'6" x 8'9"
Rear Messroom (with kitchenette): 12'4" x 11'2"
WC
Total N.I.F.A. approx. 648 sq.ft. (60.2 sq.m.)

VAT

VAT is not payable. (TBC)

DEPOSIT

A 3 month rent deposit is required.

BUILDINGS INSURANCE

Approx. £600 p/a but subject to annual review.

ENERGY PERFORMANCE CERTIFICATE

EPC commissioned - Rating TBC.

TENURE

A new Business Lease 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 and redecoration of the whole.

BUSINESS RATES

Rateable Value: £9,600.

Note: Small Business Rates Relief / exemption may be available.

LOCAL AUTHORITY

Wiltshire Council.

Tel: 0300 456 0100.

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