



Room 2, 44 Black Jack Street, Cirencester, Glos GL7 2AA
TO LET - £4,200 p/a (Including Utilities)

marriotts
property llp

Room 2, 44 Black Jack Street, Cirencester, Gloucestershire, GL7 2AA

£4,200 p/a - INCLUDING UTILITIES

LOCATION

The office is conveniently situated on the corner of Black Jack Street and Park Street, a short walk west of the Market Place. The ground floor doorway leading to the offices will be found on Park Street to the left of JACKS Cirencester.

DESCRIPTION

The premises comprise a single office situated on the first floor at the front of the building overlooking the intersection between Black Jack Street and Silver Street. The office benefits from gas-fired central heating, Cat 2 lighting, carpets and a door entry intercom.

A shared kitchenette and separate shared ladies & Gents WC's are located on the first floor.

Rent includes all utilities, heating, and buildings insurance.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Shared entrance & stairs.

First Floor

Office: 15'6" x 11'4"

Shared Kitchenette:

Ladies & Gents WC's:

Total N.I.F.A. approx. 163 sq.ft. (15.45 sq.m.)

TENURE

A new 3 year lease is available under internal repairing terms, with a Landlord & Tenant option to break on or after 12 months with 3 months' notice. The Tenant is responsible for redecoration at the end of the term.

DEPOSIT & LEGAL COSTS

A 3 month rent deposit is required & a £250 plus VAT contributions to the Landlord's legal costs.

UTILITIES & BUILDINGS INSURANCE

All reasonable use of utilities & buildings insurance is included in the rent.

VAT

VAT is not payable.

BUSINESS RATES

Rateable Value: £1,875.

(Small Business Rates exemption may be available)

Cotswold District Council. Tel: 01285 623000

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of D.

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