



27a Dyer Street, Cirencester, Glos, GL7 2PP
TO LET - £15,000 p.a.x.

marriotts
property llp

27a, Dyer Street Cirencester, Gloucestershire, GL7 2PP

TO LET - £15,000 p.a.x.

LOCATION

The premises are conveniently situated on Dyer Street, a short walk east of the Market Place. A dedicated ground floor entrance with foyer and display window will be found opposite M & S Food, located between Savers Store and Longfield.

DESCRIPTION

Previously occupied as a dance studio, the premises are situated across a first floor and comprise a suite of 6 offices / rooms, including 2 large studio spaces with high ceiling height at the far end of the building. With signage and ground floor display frontage onto Dyer Street the premises benefit from fluorescent strip lighting, carpets and wood laminate flooring, and good natural light. The premises also benefit from some permit parking.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Entrance Foyer & stairs: 20'9" x 11'8"

First Floor

Office 1: 19'5" x 18'10"

Office 2: 19'5" x 10'

Office 3: 30'4" x 62'4"

Office 4: 41'4" x 24'1"

Office 5: 8'6" x 7'10"

Office 6: 11'4" x 9'

Kitchenette, 2 x Changing Rooms, & Store:

Ladies & Gents WC's:

Total N.I.F.A. approx. 4,176 sq.ft. (387.96 sq.m.)

TENURE

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

BUILDINGS INSURANCE

Approx. £400 per annum. Tenant responsible for their own contents & public liability insurance.

DEPOSIT & LEGAL COSTS

3 month deposit required & a £300 + VAT contribution to Landlord's legal costs.

VAT - VAT is not payable.

BUSINESS RATES

Contact Cotswold District Council.

Tel: 01285 623000

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of C.

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