



1 Silver Street, Cirencester, Gloucestershire  
GL7 2BJ - TO LET £12,000 p.a.x.

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property llp

# 1 Silver Street Cirencester, Gloucestershire, GL7 2BJ

TO LET £12,000 p.a.x.

## LOCATION

Situated close to the heart of Cirencester, the premises is located midway along Silver Street between Lloyds Bank and Design Flooring Cirencester in an area of both commercial and residential occupiers. Prominently situated the shop enjoys display frontage directly onto Silver Street, this being a main route for vehicular traffic leading into the town, and excellent visibility from the public highway.

## DESCRIPTION

Having just undergone a complete refurbishment the premises comprise a ground floor lock-up retail shop extending to approx. 344 sq.ft. net, with stores/offices located at the rear. Benefiting from newly installed electric heating, the premises enjoy LED lighting and new floor coverings throughout. To the rear of the premises is a private walled garden.

## ACCOMMODATION

The following dimensions are approximate only:  
Front Retail: 29'5" x 10'2" max  
Rear Office/Store: 9'8" x 7'7" average  
Store Cupboard: 4'6" x 2'7"  
WC & Handwash Room:  
Rear Walled Garden: 50' max x 4'10" average  
  
Total N.I.F.A. approx. 344 sq.ft. (31.9 sq.m.)

## VAT

VAT is not payable.

## DEPOSIT

A minimum 3 month rent deposit is required.

## INSURANCE

The Landlord insures the building and recharges this cost to the Tenant, approx. £350 p/a.

## TENURE

A new lease is available under internal repairing terms, excluded from The LTA 1954. The Tenant is responsible for repair and upkeep of the windows, shop front, garden, and redecoration.

## BUSINESS RATES

Rateable Value: £5,000.  
(Small business rates relief / exemption may be available)

## LOCAL AUTHORITY

Cotswold District Council. Tel: 01285 623000

## ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of C.

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