



34 Market Place, Cirencester, Gloucestershire
GL7 2NW - TO LET £30,000 p.a.x.

marriotts
property llp

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TO LET £30,000 p.a.x.

LOCATION

Situated in a vibrant area of national and local retailers and cafes, 34 Market Place is prominently located in the heart of Cirencester overlooking the Market Place. Situated directly opposite The Fleece hotel, the property offers good quality retail premises across the ground floor with additional ancillary space located on the first and second floors.

DESCRIPTION

The premises comprise a mid-terrace lock-up shop with excellent display frontage and signage opportunity onto the Market Place and the public highway. Prominently situated the shop offers a main retail area across the ground floor with storerooms, kitchen and toilet facility on the floors above.

NOTE: The 3rd floor is not classed as useable space.

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Retail Area: 53' x 15'8" max

First Floor

Kitchen: 13'7" max x 7'5"

Front Storeroom 1 / Office: 15'1" x 17'5"

Storeroom 2: 13'2" x 13'11"

Toilet

Second Floor

Storeroom 3: 17'5" x 15'5"

Storeroom 4: 13'5" x 13'11"

3rd Floor Is Not Useable Space

Total N.I.F.A. approx. 1,753 sq.ft. (162.85 sq.m.)

VAT

VAT is not payable.

DEPOSIT

A minimum 3 month rent deposit is required.

TENURE

A new lease is available under internal repairing terms for a minimum term of 3 years, excluded from the LTA 1954. The Tenant will also be responsible for repair and upkeep of the windows and shop front, and redecoration.

BUILDINGS INSURANCE

Approximately £800 per annum.

BUSINESS RATES

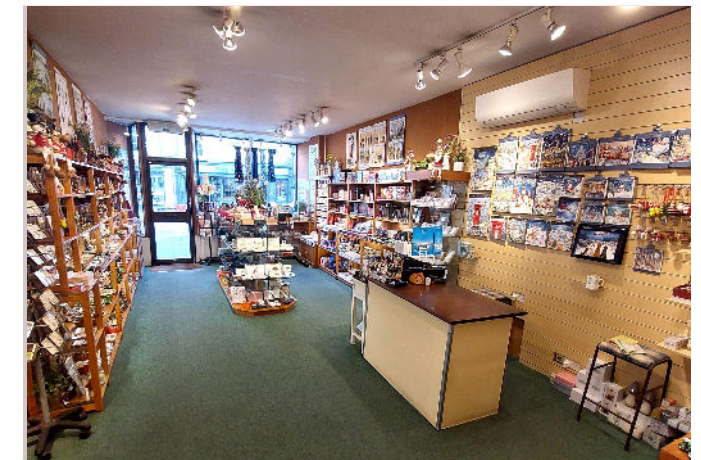
Rateable Value: £29,000.

Cotswold District Council. Tel: 01285 623000

ENERGY PERFORMANCE CERTIFICATE

The premises have a C rating.

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