



61A Cricklade Street, Cirencester, Gloucestershire
GL7 1HY - TO LET £22,000 p.a.x.

marriotts
property llp

61A Cricklade Street, Cirencester, Gloucestershire, GL7 1HY

TO LET £22,000 p.a.x.

LOCATION

Prominently situated with display frontage directly onto Cricklade Street, 61A is located at the southern end of Cricklade Street, a short walk due south of the Market Square. The premises will be found located next to Alfonso Gelateria, directly opposite Oops a Daisy Florist, in a vibrant area of national and local retailers and restaurant occupiers.

DESCRIPTION

The premises comprise a ground floor lock-up shop with excellent display frontage and signage onto Cricklade Street. Most recently home to a cafe occupier, the premises benefit from tiled floors, LED spot lighting, air-conditioning / heating, disabled WC, well proportioned kitchen, and a food preparation room at the rear.

ACCOMMODATION

The following dimensions are approximate only:

Retail Areas:

Front - 28'6" x 12'2" average

Rear - 24'10" x 13'1"

Rear Prep Area / Store: 9'5" x 9'

Office: 7' x 4'6"

Store Area: 4' x 3'2"

Storeroom: 5'8"max x 3'3"

WC

Total N.I.F.A. approx. 1,044 sq.ft. (96.95sq.m.)

VAT

VAT is 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 shop front.

BUILDINGS INSURANCE

Approximately **£TBC** per annum.

BUSINESS RATES

Rateable Value: £21,250.

Cotswold District Council. Tel: 01285 623000

ENERGY PERFORMANCE CERTIFICATE

The premises have a B rating.

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

marriotts
property llp

Cirencester
45 Dyer Street
Cirencester Glos
GL7 2PP

T: 01285 647333
E: property@marriotts.co.uk

www.marriotts.co.uk

