



Units 1 & 2, Bell Lane Yard, Poulton, Gloucestershire
GL7 5JF - TO LET £3,750 p.a.x.

Units 1 & 2, Bell Lane Yard, Poulton, Nr Cirencester, Cirencester, Glos, GL7 5JF

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LOCATION

Poulton is located on the A417 Lechlade road approximately 8 miles north of Swindon and 5 miles east of Cirencester. Travelling from Cirencester, proceed through the village and take the left-hand turn on the bend signposted Bibury / Quenington B4425, Bell Lane Yard will be found approximately 200 yards on the left after the black barns.

DESCRIPTION

Situated on a small vibrant industrial estate, Units 1 & 2 comprise a self-contained office with additional storeroom adjoining. The units benefit from electric heating, carpet to the office, LED strip lighting and its own toilet facility. An 'up & over' garage door provides access directly to the storeroom along with an internal pedestrian door linking through to the office.

Dedicated parking for 2 cars is provided.

ACCOMMODATION

The following dimensions are approximate only:

Office: 15'4" x 14'3"

Store: 17'2" x 9'

WC

Total N.I.F.A. approx. 375 sq.ft. (34.8 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 garage door.

BUILDINGS INSURANCE

Approximately £300 per annum.

BUSINESS RATES

Rateable Value: £2,950.

Cotswold District Council. Tel: 01285 623000

ENERGY PERFORMANCE CERTIFICATE

The premises have a C rating.

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