



42 Castle Street, Cirencester, Gloucestershire
GL7 1QH - TO LET £20,000 p.a.x.

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LOCATION

Prominently situated with frontage directly onto both Castle Street & Park Lane, the premises are located at the southern end of Castle Street, a short walk from the Market Square. The premises will be found located next to Wilmot & Co Solicitors, directly opposite H & H Hairdressing & Somewhere Else Deli Bar, in a vibrant area of commercial occupiers.

DESCRIPTION

The premises comprise a ground floor lock-up shop with window display and signage onto Castle Street and Park Lane. Most recently home to Llewelyn Bowen Design, the premises benefit from spot lighting, independent kitchen & mess room facility, customer & staff WC's, and flexible well proportioned offices and storage space to the rear. 1 dedicated parking space is also provided in the private car park adjoining.

ACCOMMODATION

The following dimensions are approximate only:

Retail Areas:

Front - 14' x 7'1" & 16'9" av x 11'6"

Rear - 12' x 4'10" & 6'2" x 5'2"

Rear Office 1 / Retail: 13'10" x 13'5"

Rear Office 2 / Retail: 15'2" x 13'10"

Office 3: 11'8" x 11'8"

Kitchen / Messroom: 13'3" x 9'5"

Storeroom: 13'3" x 9'2"

Customer and Staff WC's

Total N.I.F.A. approx. 1,270 sq.ft. (117.9 sq.m.)

VAT - Is not payable.

DEPOSIT - Minimum of 3 month rent is required.

Service Charge - A service charge is levied to cover alarm servicing, external decoration, etc.

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 and redecoration of the whole.

BUILDINGS INSURANCE

Approximately £350 per annum.

BUSINESS RATES

Contact Cotswold District Council.

Tel: 01285 623000

ENERGY PERFORMANCE CERTIFICATE

The premises have a D rating.

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