

CIRENCESTER

GLOUCESTERSHIRE

Lock-up A1 retail premises
Recently refurbished
Situated close to the heart of the town
In
Bishop's Walk Shopping Centre

Known as:

**UNIT 5, BISHOP'S WALK SHOPPING CENTRE,
CIRENCESTER, GLOUCESTERSHIRE, GL7 1JH**



Total N.I.F.A. 635 sq.ft. (59 sq.m.)

TO LET

NEW LEASE AVAILABLE

RENT: £16,000 p.a.x.

LOCATION

Prominently situated in the heart of Bishop's Walk Shopping Centre Unit 5 will be found to your left as you enter into the main foyer from the Brewery Car Park entrance. The shopping centre is home to a variety of local and national retail and leisure occupiers and forms an important retail hub for the town. Long standing occupiers include Michael Hart & Son Butchers, Holland and Barret, The Cotswold Cobbler, Fitness Space Gym, O2 Phone Shop, Nationwide Building Society, REVA nightclub and Grape Tree health foods. The premises enjoy excellent footfall via the Centre's natural cut-through from the Brewery Car Park to Cricklade Street, and are located only a short walk from Cirencester's Market Square.

Ample pay and display customer parking is available in the public car park directly outside the shopping centre.

Cirencester is the "Capital of the Cotswolds" and is by far the largest town in the Cotswold District, having a population of around 20,000. The town offers a variety of services including a Post Office and various national high street banks including Lloyds TSB and HSBC. Cirencester is also home to a number of national retailers including Fat Face, W H Smith, Crew Clothing, Goldsmiths, Vodafone, Boots, plus various coffee shops and hotels.

The premises are prominently situated overlooking the main entrance foyer to the shopping arcade and will be found between The Cotswold Cobbler and Plant Games, directly opposite the Longfield retail shop.

DESCRIPTION

The premises comprise an open-plan ground floor retail area with a storage room to the rear. Good display window frontage is provided onto the main thoroughfare of the shopping arcade with excellent signage opportunity provided for above the display windows and entrance door.

The unit has undergone a full programme of refurbishment to include a new LED lighting and redecoration throughout. The premises also benefit from a fire alarm and 3 phase electrics.

Customer car parking is available in the Brewery and Old Station public car parks, both located within easy walking distance.

BT and Broadband connections are available subject to the necessary transfers.

ACCOMMODATION

The following dimensions are approximate only:

Retail area: 26'10" max x 19'

Rear Store: 14' x 6'10" max

WC:

Externally:

Shared use of external loading and unloading area to the side of the building.



LEASE TERMS

A new Business Lease is available offering flexible terms, outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£16,000.00 per annum, rent is exclusive and payable quarterly in advance.

VAT

VAT is payable in addition to the passing rent, deposit and service charge.

DEPOSIT

A minimum of 3 months' rent will be required as deposit.

REPAIRS

The Tenant will be responsible for internal repairs, upkeep of the shop front and is to decorate the whole of the interior in every 3rd year of the term and last 3 months of the term.

ASSESSMENTS

Rateable Value: £15,750.00

INSURANCE

The landlord insures the building and recharges the cost of the premium to the tenant. The tenant is responsible for their own contents insurance.

SERVICE CHARGE

A service charge of approximately £TBC will be payable to the Landlord for maintenance, lighting and cleaning of the communal areas.

LEGAL COSTS

Each party is to bear their own legal cost in the transaction.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX (01285) 623000.

VIEWING

Strictly by prior appointment through the joint letting Agent Thomson & Partners (01285) 647333 or Granby Martin (01525) 308987.



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