

CIRENCESTER

GLOUCESTERSHIRE

**A self-contained mid-terrace A1 retail unit
Prominently located on Castle Street opposite Coffee No1
With rear courtyard garden and additional 1st floor retail / store**

Known as:

**15A CASTLE STREET,
CIRENCESTER, GLOUCESTERSHIRE, GL7 1QD**



N.I.F.A. approx. 665 sq.ft. (61.8 sq.m.)

TO LET

NEW LEASE AVAILABLE

RENT: £13,000 p.a.x.

LOCATION

Prominently situated in a busy retail area at the upper end of Castle Street, less than 70 metres west of the Market Square, the premises will be found between Cancer Research UK and The Black Horse Public House, directly opposite Coffee No1 and Tidings card shop. Castle Street is home to a variety of national and local retailers including Clarks Shoe Shop, White Stuff Clothing Company, W H Smith, R A O'Donnell Jewellers and R J Holmes Opticians.

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, it is a thriving historic market town. Cirencester is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham and Gloucester to the north-west.

The town is a major centre for the local road network where 8 'A' Class roads converge on the town, the most important of which, the A419/A417 trunk road, provides the link between the M4 and the M5. A variety of national banks and business are located in the town, including HSBC, Lloyds TSB, Barclays, St James's Place Wealth Management, Mitsubishi, as well as numerous cafés, restaurants and shops.

DESCRIPTION

The premises comprise an independent lock-up shop with good ground floor retail area and window display directly onto Castle Street. The property also benefits from its own kitchen, toilet and a good first floor space currently utilised for retail purposes. To the rear of the building is a walled courtyard garden. The shop enjoys excellent signage frontage onto Castle Street and benefits from Category 2 and fluorescent strip lighting, wood effect laminate flooring to the main retail area and wall mounted electric fan heaters.

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

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor

Retail Area: 41' max x 9'8"
Changing Room: 7' x 3'3"
Kitchen: 9'8" x 8'
Lobby & WC:

First Floor

Retail / Office: 17'9" x 9'9" average

Rear

Courtyard Garden: 19' max x 18' average

Display Windows: Front - 5'4" width x 5' height Side – 6'11" width x 5' height



SERVICES

Mains electricity and drainage are connected to the premises. BT and Broadband connection are available subject to the necessary transfer regulations.

LEASE TERMS

- Rent:** £13,000.00 per annum exclusive, and payable quarterly in advance.
- Term:** Flexible terms available, for a minimum of 3 years from 26th March 2018, outside of the security of tenure provisions of the Landlord & Tenant Act 1954.
- Deposit:** A 3 month rent deposit will be required.
- VAT:** VAT is not payable in addition to the passing rent.
- Utilities:** The responsibility of the tenant.
- Repairs:** Tenant responsible for internal repairs and decoration, plus repair / decoration to the shop front fascia and all external woodwork.
- Insurance:** The Landlord insures the building and recharges the cost to the tenant, currently £344.50 per annum but may be subject to annual change. The tenant will be responsible for their own contents and public liability insurance, and is to insure the plate glass to the display windows.

BUSINESS RATES:

Rateable Value: £13,000.00
(Note: Small Business Rates Relief may be applicable)

LEGAL COSTS

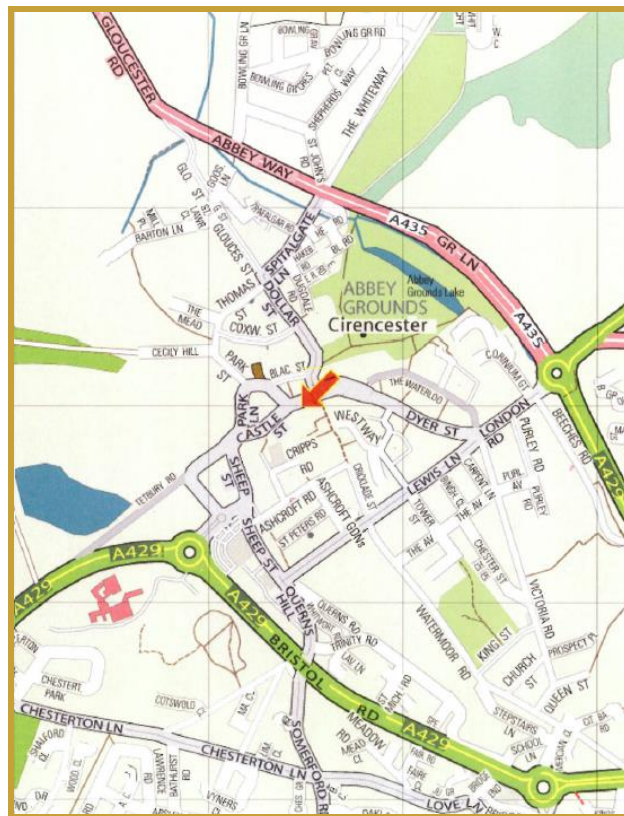
Each party shall be responsible for their own legal costs in connection with this transaction.

LOCAL AUTHORITY

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

VIEWING

Strictly by prior appointment through the sole letting agent Thomson & Partners (01285) 647333



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