

CIRENCESTER

GLOUCESTERSHIRE

**A refurbished retail unit  
With excellent window display  
Situated just off the lower Market Square  
In the heart of The Woolmarket Shopping Centre**

Known as:

**10A, THE WOOLMARKET,  
CIRENCESTER, GLOUCESTERSHIRE, GL7 2PR**



**Total Floor Area approx. 764sq.ft (71 sq.m)**

**TO LET**

**NEW LEASE AVAILABLE**

**RENT: £10,500 p.a.x.**

### LOCATION

Located in the heart of the town The Woolmarket is a popular shopping centre situated at the junction of the Market Place, Forum Car Park and Dyer Street.

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, and 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 range of long standing tenants occupy The Woolmarket including Four Seasons Meat Company, Happy Hounds dog groomers, Chickadee Children’s clothes & gift shop, Crocodile Toy Shop, Ride 24/7 (cycle shop) and Café Mosaic, with Argos and Marks & Spencer Food Store located a short walk away.

### DESCRIPTION

Situated in the very heart of The Woolmarket Shopping Centre, 10A offers a good ground floor open-plan retail area with mess room, office and WC, plus good display frontage and excellent signage opportunity.

The property has recently been extensively refurbished with new wooden flooring and LED lighting within a suspended ceiling. The premises also enjoys electric heating and independent toilet and kitchenette facilities.

Ample customer car parking is available in the Waterloo public car park at the rear of the shopping centre and in The Forum car park located within easy walking distance opposite.

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

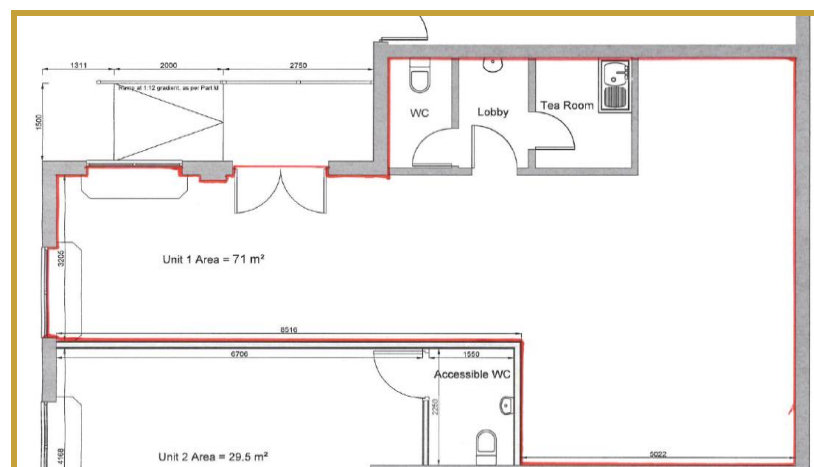
### ACCOMMODATION

The following measurements are approximate.

**Retail:** 44’7” max x 22’7” max

**Tea Room:**

**WC:**



Plan not to scale, for indication purposes only.



### **LEASE TERMS**

- Rent:** £10,500.00 per annum exclusive. Rent is payable quarterly in advance.
- Term:** A new Lease is available for a minimum term of 3 years, to be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.
- Repairs:** Tenant will be responsible for internal repairs, upkeep of the shop front and redecoration in the last 3 months of the term.
- Deposit:** A 3 month rent deposit will be required.
- Insurance:** Landlord insures the building, the Tenant reimburses the cost of the insurance premium approximately £197.00 per annum. The Tenant is responsible for their own contents insurance and the plate glass.

### **VAT**

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

### **SERVICE CHARGE**

A service charge of approximately £1,300.00 per annum will be payable to the Landlord for the cost of services to both the internal and external common parts, including a part time caretaker who opens up and closes at 18.30 (private access available), CCTV, watering/ management of all tubs, pots and Box planters.

### **SERVICES**

Mains electricity and drainage are connected to the premises.

### **ASSESSMENTS**

Rateable Value: £15,750.00

### **LEGAL COSTS**

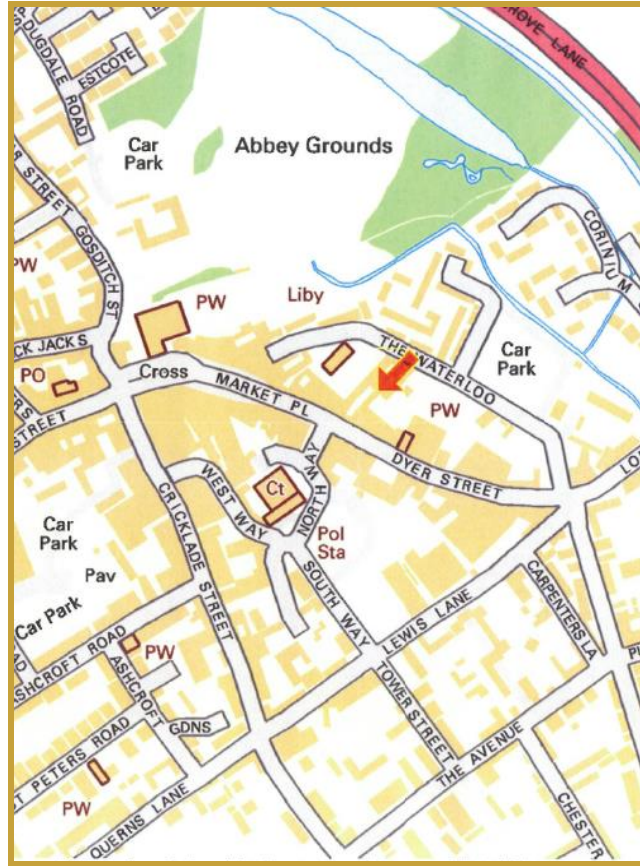
Each party shall be responsible for their own legal fees in connection with this transaction.

### **LOCAL AUTHORITY**

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

## VIEWING

Strictly by prior appointment through the joint letting Agent Thomson & Partners (01285) 647333



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