

CIRENCESTER

GLOUCESTERSHIRE

Lock-up ground floor retail premises  
Prominently situated in Bishop's Walk Shopping Centre  
Close to the heart of the town  
Parking close by in The Brewery public car park

Known as:

**UNIT 3A, BISHOP'S WALK SHOPPING CENTRE,  
CIRENCESTER, GLOUCESTERSHIRE, GL7 1JH**



**Total N.I.F.A. 1,004.2 sq.ft. (93.3 sq.m.)**

**TO LET**

**NEW LEASE AVAILABLE**

**RENT: £19,000 p.a.x.**

## LOCATION

Unit 3A is situated in the heart of the Bishop's Walk Shopping Centre, easily accessible from both Cricklade Street and The Brewery Car Park. The unit will be found to the left-hand side as you enter the Cricklade Street entrance of the shopping centre. 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. Good 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 & 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 in the centre of Bishops Walk located a short walk past O2 phone shop between Michael Hart & Son Butchers Shop and the Longfield retail shop, directly opposite Planet Games.

## DESCRIPTION

The premises comprise an open-plan ground floor retail area with its own independent toilet and hand wash facilities plus an additional pedestrian access to the rear for loading and unloading. The unit has just undergone a full program of refurbishment to include a new suspended ceiling with LED lighting and the installation of a new shop front display. Excellent display potential is provided onto the main thoroughfare of the shopping arcade. The unit also benefits from 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:

<b>Retail area:</b>	54'2"max x 19'5"average
<b>Rear Storeroom:</b>	19'8" x 12'
<b>WC:</b>	
<b>Hand wash Room:</b>	
<b>Externally:</b>	Pedestrian access for loading and unloading area to the rear 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

£19,000.00 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 3<sup>rd</sup> year of the term and last 3 months of the term.

### ASSESSMENTS

Rateable Value: £20,750.00

### INSURANCE

The landlord insures the building and recharges the cost of the premium to the tenant, approximately **£TBC** per annum. 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, Glos, 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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