

NORTHLEACH

GLOUCESTERSHIRE

**A self-contained office premises
Providing flexible accommodation within an historic building
Prominently situated adjacent to the A429
With
5 parking spaces**

Known as:

**THE OLD POLICE STATION, FOSSEWAY,
NORTHLEACH, GLOUCESTERSHIRE, GL54 3JH**



IPMS 3 (N.I.F.A.): Approx. 685 sq.ft. (63.6 sq.m.)

TO LET

NEW SUB-LEASE AVAILABLE

REDUCED RENT

RENT: £8,600 p.a.x.

LOCATION

The premises are situated adjoining The Old Prison overlooking the A429, approximately 500 yards north-east of Northleach town centre. Travelling from Cirencester proceed north along The Fosseway (A429) to Northleach, proceed through the traffic lights and then take the immediate left turn into The Old Prison car park. The premises will be found to the left-hand side of the main building.

With a population of approximately 2,200 Northleach is a historic market town which lies towards the head of the valley of the River Leach. Situated in the heart of The Cotswolds, in an area designated as an Area of Outstanding Natural Beauty, the town is located on the A429 just south of the A40. The town enjoys excellent transport links via the A429 to Cirencester 10 miles to the south, and Cheltenham and Oxford via the A40. The M5 and M40 national motorways are also easily accessed via these routes.

DESCRIPTION

The premises comprise an end terraced building located to the left-hand side of the The Old Prison. The building enjoys a prominent setting overlooking the crossroads on the A429. To the exterior front of the property is a small garden area currently laid down to lawn. The premises are completely independent to the rest of The Old Prison and comprise two ground floor offices with storeroom, kitchen and toilets on the ground floor, with a further three offices across the first floor.

The offices benefit from Category 2 lighting, new carpets and oil-fired heating, the building is also alarmed. Externally to the rear of the building is a small courtyard area which also accommodates the heating oil tank.

5 parking spaces provided within the car parking area at the front of the property.

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

ACCOMMODATION

The following dimensions are approximate only:

Ground Floor:

- Office 1: an irregular shaped room approx. 10'4" x 7'9" & 4'9" x 4'6"
- Office 2: 13'9" x 10'3"
- Storeroom: 6'1" x 4'5"
- Kitchen: 7'3" x 3'8"
- Ladies & Gents WC's
- Rear Courtyard

First Floor:

- Office 3: 13'9" x 11", plus cupboard 8'1" x 4'6"
- Office 4: 12'8" x 11'1"
- Office 5: 10'7"max x 9'9"max



SERVICES

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

LEASE TERMS

- Term:** A new Business Sub-Lease is available for a term up-to and including 30th June 2023, outside the security of tenure provisions of the Landlord and Tenant Act 1954.
- Rent:** £8,600.00 per annum exclusive, payable quarterly in advance.
- Deposit:** A 3 month rent deposit will be required.
- Repairs:** The Tenant will be responsible for internal repairs and is to redecorate the premises within the last three months of the term. The Landlord is responsible for the structure.
- Utilities:** All utilities will be the Tenant's responsibility. Water will be recharged annually in advance at a cost of £110.00 per annum.

VAT

VAT is not payable.

INSURANCE

The Landlord insures the building and recharges this premium back to the tenant, approximately £370.00 per annum but subject to annual review. The Tenant will be responsible for their own contents insurance.

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Rateable Value: £6,500

(Note: Small Business Rates exemption / relief may be applicable)

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX. Tel: 01285 623000

VIEWING

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



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