

CIRENCESTER

GLOUCESTERSHIRE

Ground Floor A1 retail premises
Prominently situated in Bishop's Walk Shopping Centre
Close to the heart of the town
Parking available adjacent in The Brewery public car park

Known as:

**UNIT 2, BISHOP'S WALK SHOPPING CENTRE,
CIRENCESTER, GLOUCESTERSHIRE, GL7 1JH**



Total N.I.F.A. 1,104.3 sq.ft. (102.5 sq.m.)

TO LET

NEW LEASE AVAILABLE

RENT: £25,500 p.a.x.

LOCATION

Prominently situated in the heart of Bishop's Walk Shopping Centre, Unit 2 will be found to the right-hand side 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 Barrett, 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 overlooking the main entrance foyer to the shopping arcade and will be found between The Grape Tree Health Food Store and the Longfield retail shop, opposite The Cotswold Cobbler.

DESCRIPTION

Recently refurbished the premises comprise a large open-plan ground floor retail area with good display window frontage onto the main thoroughfare of the shopping arcade. Excellent signage opportunity is also provided for above the display windows. The Unit benefits from a newly installed suspended ceiling with LED lighting, 3 phase electrics and has been redecorated throughout. To the rear is an independent toilet facility and an additional pedestrian door leading to a shared loading and unloading area located to the side of the shopping centre.

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: 57'8"max x 18'11"

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

£25,500.00 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: £29,935.00

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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