

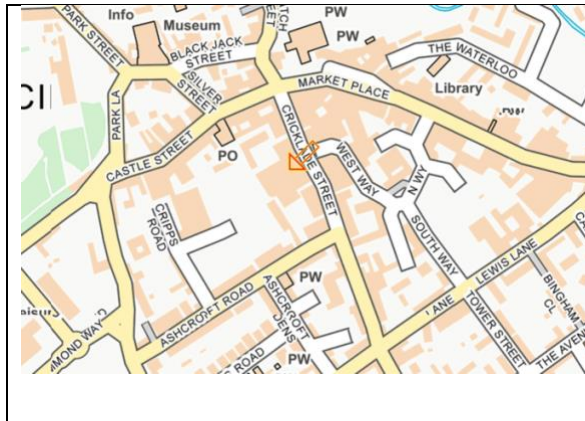
# TO LET

26 Cricklade Street  
Cirencester GL7 1JH

- Long Lease Terms Available
- Prime High Street Location
- Adjoined to Bishops Walk Arcade
- Approx. 170sqm (1,824sqft)
- Opposite New Tesco Express Store
- Virtual Tour Available



Scan for Virtual Tour



**LOCATION**

Cricklade Street is the prime shopping location in the historic market town of Cirencester in The Cotswolds.

26 Cricklade Street forms part of Bishops Walk Arcade and is used daily by many thousands of shoppers as a route between Brewery Car Park (298 spaces) and Cricklade Street. The shop unit is located opposite the newly opened 4,000sqft Tesco Express and benefits from the increased footfall in this area.

Bishops Walk contains a good mix of specialist local retailers and national occupiers such as Holland & Barrett, O2, Nationwide Building Society together with specialist local retailers such as a butcher, cobbler, pet shop, jeweller, tanning salon and milkshake operator.

Nearby retailers include Waterstones, Costa Coffee, Boots, Superdrug and The Body Shop.

**DESCRIPTION**

Ground floor shop premises with First Floor storage and staff area based on Cricklade Street and forming part of Bishops Walk Arcade Cirencester.

**PRICE**

£40,000pax – Guide Price

**SERVICE CHARGES**

A service charge is payable for this premises. The current service charge for this unit is £4,070pa

**SERVICES**

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

**EPC CERTIFICATE**

B-40

A copy of the EPC Certificate is available on request from the agents.

**RATING**

The Valuation Office Agency website describes the property as Shop and Premises with a rateable value of £38,750.

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to <https://www.gov.uk/government/publications/business-rates-retail-discount-guidance> or by contacting the local billing authority Cotswold District Council

**VALUE ADDED TAX**

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

**ACCOMMODATION**

The premises are white boxed with plastered painted walls, painted ceiling, LED lighting, W.C, 3 phase electricity and a timber and glass shop front.

<b>Ground Floor – 90 SqM (975 SqFt)</b>
<b>First Floor - 80 SqM (849 SqFt)</b>
<b>TOTAL AREA – 170 SqM (1,824 SqFt)</b>

**INSPECTIONS & FURTHER VIEWING**

Viewings strictly by prior appointment with the agents:

Spencer Gower MRICS  
SPG Property Ltd

Unit 9, Cirencester Office Park  
Tetbury Road  
Cirencester GL7 6JJ

Tel: 01285 425808  
[spencer@spgproperty.com](mailto:spencer@spgproperty.com)

**VIRTUAL TOUR**

Please click [here](#) for a Virtual Tour of the premises.

**Disclaimer**

Misrepresentation Act 1967: SPG Property for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither SPG Property nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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