

TO LET

59 Cricklade Street
Cirencester GL7 1HY

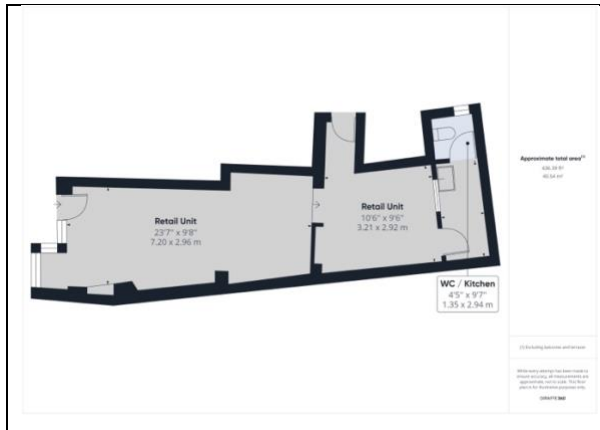
- High Street / Town Centre Location
- Ground Floor Shop
- Approx. 40.00sqm (430.sqft)
- Flexible Lease Terms Available



A Firm of Chartered Surveyors

01285 425808

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LOCATION

Situated in a prominent position on Cricklade Street in the historic market town of Cirencester in The Cotswolds.

DESCRIPTION

The premises provide good quality ground floor lock up shop.

PRICE

£15,000pax

SERVICE CHARGES

No service charges currently payable for the communal areas

SERVICES

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

EPC CERTIFICATE

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

VIRTUAL TOUR

To follow.

RATING

The Valuation Office Agency website describes the property as Office and Premises with a rateable value of £14,000.

However, interested parties should make their own enquiries to 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 must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

The premises consist of ground floor lock up shop on Cricklade Street and benefits from a shared shuttered entrance painted plasterboard ceilings and walls, spot lighting, WC's and kitchenette and small office area.

First Floor Office –	40.00 SqM (430 SqFt)
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INSPECTIONS & FURTHER VIEWING

Viewings strictly by prior appointment with the sole agent:

Spencer Gower MRICS
SPG Property Ltd
Unit 9, Cirencester Office Park
Tetbury Road
Cirencester GL7 6JJ

Tel: 01285 425808
spencer@spgproperty.com

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