

# TO LET

## Unit 11-13 Bishops Walk Cirencester GL7 1JH

- ASSIGNMENT or SUB-LETTING
- Only Covered Shopping Arcade in Cirencester
- LEISURE / GYM / RESTAURANT / CAFE OPPORTUNITY
- 243sqm (2,619sqft)
- 298 Car Parking Spaces – Free After 3PM
- ALL INCLUSIVE RENT OPTIONS AVAILABLE



01285 425808

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#### LOCATION

Bishops Walk is a covered pedestrian shopping mall located in the historic market town of Cirencester in The Cotswolds between the Brewery Car Park and the prime retail location of Cricklade Street.

The Arcade is used daily by many thousands of shoppers as a route between these two high profile locations.

Bishops Walk is the only covered shopping arcade in the town and contains a mixture of local and national occupiers such as Holland & Barrett, O2, Nationwide Building Society and Western Computers (Apple Retailer).

The Brewery Car Park has 298 spaces and there is FREE parking after 3pm every day.

#### DESCRIPTION

First floor retail/leisure premises based within Bishops Walk Shopping Centre in Cirencester

#### PRICE

£ POA – ALL INCLUSIVE RENT OPTIONS AVAILABLE

#### SERVICE CHARGES

A service charge is payable for this premises. The current service charge for this unit is £10,690pa

#### SERVICES

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

#### EPC CERTIFICATE

C-71

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

#### PLANNING

The premises benefit from an E class planning consent providing for retail, financial & professional services, café/restaurant, medical, offices and some leisure uses subject to landlord's consent.

#### RATING

The Valuation Office Agency website describes the property as Gymnasium and Premises with a rateable value of £23,250.

Up to 66% business rates relief for the period 1<sup>st</sup> July 2021 to 31<sup>st</sup> March 2022 is available for eligible retail, hospitality and leisure uses. 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>

#### 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 was previously used as a gym and currently comprises of a main gym floor, separate studio area, male and female changing areas, air-conditioning, 3 phase electricity.

**1<sup>st</sup> Floor Retail – 243SqM (2,619SqFT)**

#### 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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