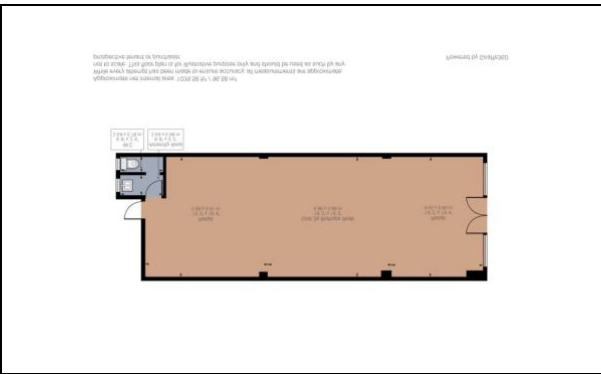


# TO LET

## Unit 3a Bishops Walk Cirencester GL7 1JH

- Flexible or Long Lease Terms
- Only Covered Shopping Centre in Cirencester
- Approx. 97sqm (1,040sqft)
- 298 Car Parking Spaces – Free After 3PM





<p><b>LOCATION</b> 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.</p> <p>The Centre is used daily by many thousands of shoppers as a route between these two high profile locations.</p> <p>Bishops Walk is the only covered shopping precinct in the town and contains a mix of local and national occupiers such as Holland &amp; Barrett, O2, Nationwide Building Society and Western Computers (Apple Retailer).</p> <p>The Brewery Car Park has 298 spaces and there is FREE parking after 3pm every day.</p> <p><b>DESCRIPTION</b> Ground floor shop premises, recently 'whiteboxed' based within Bishops Walk Shopping Centre in Cirencester</p> <p><b>PRICE</b> £19,000pax – Guide Price</p> <p><b>SERVICE CHARGES</b> A service charge is payable for this premises. The current service charge for this unit is £4,739pa</p> <p><b>SERVICES</b> None of the services have been tested and interested parties are advised to satisfy themselves in this regard.</p> <p><b>EPC CERTIFICATE</b> C-61</p> <p>A copy of the EPC Certificate is available on request from the agents.</p>	<p><b>RATING</b> The Valuation Office Agency website describes the property as Shop and Premises with a rateable value of £20,750.</p> <p>However, interested parties should make their own enquiries to the local billing authority, Cotswold District Council</p> <p><b>VALUE ADDED TAX</b> 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.</p> <p><b>ACCOMODATION</b> 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.</p> <p><b>TOTAL AREA – 97 SqM (1,040 SqFt)</b></p> <p><b>INSPECTIONS &amp; FURTHER VIEWING</b> Viewings strictly by prior appointment with the agents:</p> <p>Spencer Gower MRICS SPG Property Ltd</p> <p>Unit 9, Cirencester Office Park Tetbury Road Cirencester GL7 6JJ</p> <p>Tel: 01285 425808 <a href="mailto:spencer@spgproperty.com">spencer@spgproperty.com</a></p> <p>or our joint agents Carter Jonas – Tel: 0117 922 1222</p> <p><b>VIRTUAL TOUR</b> Please click <a href="#">here</a> for a Virtual Tour of the premises.</p>
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