

# TO LET

## Unit 4 Bishops Walk Cirencester GL7 1JH

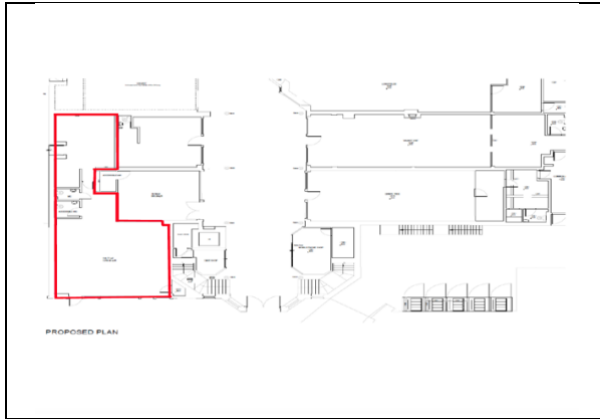
- Flexible or Long Lease Terms Available
- Only Covered Shopping Arcade in Cirencester
- DAY / NIGHT RESTAURANT / CAFÉ / RETAIL OPPORTUNITY
- 116.77sqm (1,257sqft)
- 298 Car Parking Spaces – Free After 3PM
- Larger Option of 1,620sqft available



A Firm of Chartered Surveyors

01285 425808

[www.spgproperty.com](http://www.spgproperty.com)



#### 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.

The Arcade contains a good mix of local independent and national occupiers such as Holland & Barrett, O2, Nationwide Building Society and Western Computers (Apple Retailer) together with a specialist butcher, cup cakes, milkshakes, cobbler, pets and refill shop.

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

#### DESCRIPTION

Ground floor lock up shop premises based within Bishops Walk Shopping Centre in Cirencester.

Outside pavement seating is available.

#### PRICE

£ 24,000pax

#### SERVICE CHARGES

A service charge is payable for this premises. Full details are available on application

#### SERVICES

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

#### EPC CERTIFICATE

D-91

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 rates are to be assessed.

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

#### GROUND FLOOR – 116.77SqM (1,257SqFT)

An opportunity exists to increase the ground floor space to 155.62SqM (1,675SqFT), with full details on application.

#### VIRTUAL TOUR

Please click [HERE](#) for a virtual tour of the existing unit.

#### 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@sppgproperty.com](mailto:spencer@sppgproperty.com)

or our joint agents Carter Jonas – Tel: 0117 922 1222

#### 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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