

TO LET

Unit 4a Bishops Walk Cirencester GL7 1JH

- Flexible or Long Lease Terms Available
- Only Covered Shopping Arcade in Cirencester
- NEWLY REFURBISHED UNIT
- Approx. 32sqm (345sqft)
- 298 Car Parking Spaces – Free After 3PM



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 mix 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

Ground floor shop premises, which is currently being refurbished and 'whiteboxed' based within Bishops Walk Shopping Centre in Cirencester

PRICE

£ POA

SERVICE CHARGES

A service charge is payable for this premises. The current service charge for this unit is £1,650pa

SERVICES

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

EPC CERTIFICATE

B-42

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 £11,250.

It is understood that no commercial rates are payable for many retail and leisure uses until at least 30 June 2021. Interested parties are recommended to satisfy themselves that the RV stated is correct and that any relief is applicable to their business <https://www.gov.uk/apply-for-business-rate-relief/retail-discount> 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.

ACCOMODATION

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.

TOTAL AREA – 32 SqM (345 SqFt)

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

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

A Firm of Chartered Surveyors

01285 425808

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