

# TO LET

## Unit 7 Bishops Walk Cirencester GL7 1JH

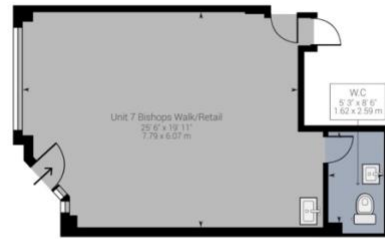
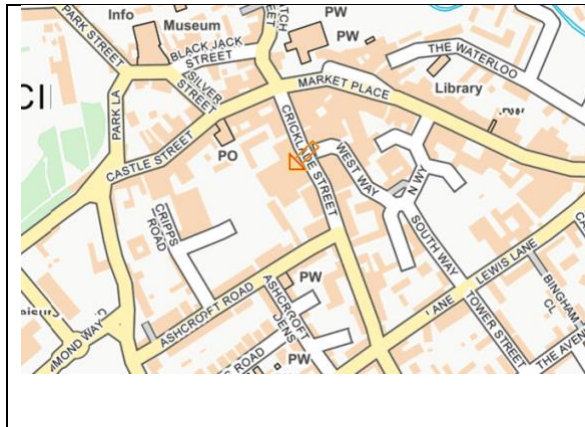
- Flexible or Long Lease Terms Available
- Only Covered Shopping Arcade in Cirencester
- NEWLY REFURBISHED UNIT
- Approx. 51sqm (554sqft)
- 298 Car Parking Spaces – Free After 3PM



A Firm of Chartered Surveyors

**01285 425808**

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



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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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.

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, milkshakes, cobbler, and a pet shop.

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

#### DESCRIPTION

Ground floor shop premises, recently 'whiteboxed' based within Bishops Walk Shopping Centre in Cirencester

#### PRICE

£18,000pax – Guide Price

#### SERVICE CHARGES

A service charge is payable for this premises. The current service charge for this unit is £2,571pa

#### SERVICES

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

#### EPC CERTIFICATE

C-74

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 £14,250.

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

**TOTAL AREA – 51 SqM (554 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

Tel: 01285 425808  
[spencer@spgproperty.com](mailto:spencer@spgproperty.com)

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

#### 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.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by SPG Property to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.