



STIBBARD
PROPERTY



Unit 3 West Way, Cirencester, GL7 1HY

A conveniently positioned & recently developed retail unit in the centre of Cirencester consisting of up to c.1,000 sq ft sales area with potential for a kitchen & WC to the rear. West Way links the rear of the Corn Hall to Cricklade Street and therefore benefits from good pedestrian circulation. The unit is currently fitted to shell condition and can be finished to a prospective tenant's requirement. Cirencester is situated within easy reach of the M4 & M5 via the A419 and the A417.

- Total area of 1,020 sq ft on the ground floor. Services: Mains water, electricity & drainage.
- Nearby retailers in Cricklade Street include Waterstones, Boots, Costa, Sea Salt & Superdrug.
- Rateable value not currently assessed.
- Full repairing and insuring lease.
- **To let: £25,000 pa exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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