



Suite C, 2nd Floor, 45 Dyer Street, Cirencester,
Glos, GL7 2PP - TO LET £450 pcm inclusive

marriotts
property llp

Suite C, 2nd Floor, 45 Dyer Street Cirencester, Glos, GL7 2PP

£450 pcm inclusive (with 1 dedicated parking space)

LOCATION

The premises are situated at the lower end of Dyer Street above Marriotts Property LLP's offices, and will be found directly opposite Gardiner Haskins Homecentre.

The premises are ideally located in easy reach of Cirencester's variety of shops, cafes, restaurants, banks and Post Office.

DESCRIPTION

Situated on the second floor at the front of building the office benefits from good natural light. The premises enjoy gas fired heating, LED strip lighting, carpets and a shared kitchenette facility on the second floor. Shared toilets are located on the first floor. Access to the building is provided directly off Dyer Street. 1 dedicated parking space is provided in the car park at the rear of the building.

ACCOMMODATION

Ground Floor

Entrance Foyer with stairs to first & second floors.

First Floor

Shared Ladies & Gents WC's:

Kitchenette:

Second Floor

Office: 185 sq.ft.

Kitchenette:

Total N.I.F.A. approx. 185 sq.ft. (17.2 sq.m.)

TENURE

A new 12 month Licence is available under internal repairing terms. A 2 month deposit is required.

UTILITIES & BUILDINGS INSURANCE

All reasonable use of utilities & buildings insurance

are included in the rent.

BUSINESS RATES

Rateable Value £1,400.00

Note - Small business rates relief / exemption may be available.

VAT

VAT is not payable.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of D.

LOCAL AUTHORITY

Cotswold District Council

Tel: 01285 623000

IMPORTANT NOTICE: Marriotts for themselves, their joint agents (if applicable) and for the vendors, assignors or lessors of this property whose agents they are, give notice that (i) these particulars are prepared in good faith and are set out as a general outline only for the guidance of intended purchasers, assignees or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to services or to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) the agents have no authority to give any representation or warranty whatsoever in relation to this property; (iv) unless stated otherwise, all figures quoted are exclusive of VAT. Interested parties should take independent advice as to the VAT position of this property.

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