

# TO LET

## Kiosk 2 Bishops Walk Cirencester GL7 1JH

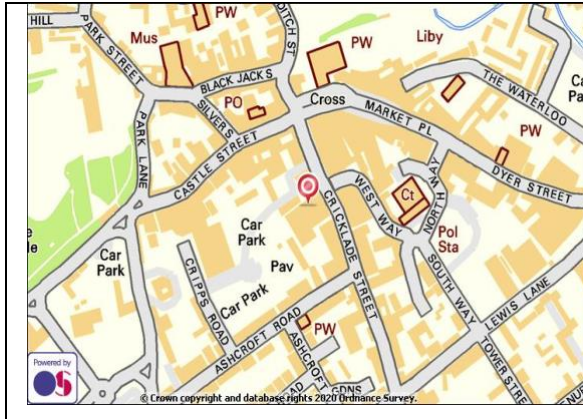
- Flexible or Long Lease Terms Available
- Only Covered Shopping Arcade in Cirencester
- POP UP OPPORTUNITY
- 7.13sqm (77sqft)
- 298 Car Parking Spaces
- AVAILABLE NOW



A Firm of Chartered Surveyors

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. Cirencester has a population of circa 20,000 and is also home to approximately 1,100 students who attend the famous Royal Agricultural University.

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, pet shop, jewellers and nail bar.

The Brewery Car Park has 298 spaces and is operated by Cotswold District Council.

#### DESCRIPTION

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

#### PRICE

£ 8,250pax

#### 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

E-109

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 Valuation Agency website describes the property as Shop and Premises with a rateable value of £4,000 with effect from 1<sup>st</sup> April 2023.

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 consist of slat walls, counters, roller shutter, water and drainage and a rear storage area.

**GROUND FLOOR – 7.10 SqM (76 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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#### Disclaimer

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