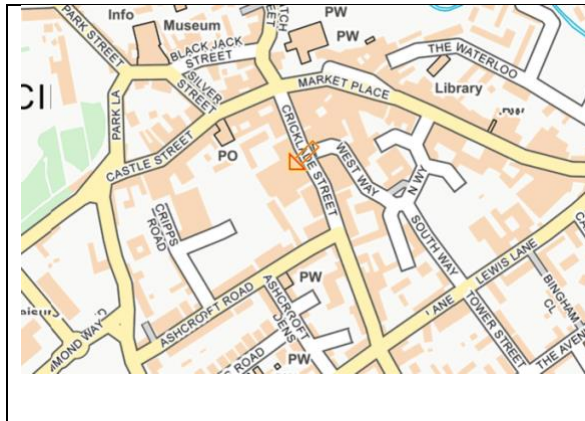


TO LET

26 Cricklade Street
Cirencester GL7 1JH

- Long Lease Terms Available
- Prime High Street Location
- Adjoined to Bishops Walk Arcade
- Approx. 170sqm (1,824sqft)
- Opposite New Tesco Store





LOCATION

Cricklade Street is the prime shopping location located in the historic market town of Cirencester in The Cotswolds.

26 Cricklade Street forms part of Bishops Wak Arcade and is used daily by many thousands of shoppers as a route between these Brewery Car Park and Cricklade Street.

Bishops Walk contains a good mix of local independent and national occupiers such as Holland & Barrett, O2, Nationwide Building Society together with a specialist retailers such as a butcher, milkshakes, cobbler, and a pet shop.

Nearby retailers include Waterstones, Costa Coffee, Boots, Superdrug and The Body Shop.

The Brewery Car Park has 298 spaces.

DESCRIPTION

Ground floor shop premises with First Floor storage and staff area based on Cricklade Street and forming part of Bishops Walk Arcade Cirencester.

PRICE

£40,000pax – Guide Price

SERVICE CHARGES

A service charge is payable for this premises. The current service charge for this unit is £4,070pa

SERVICES

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

EPC CERTIFICATE

B-40

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 £38,750.

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.

| |
|--|
| Ground Floor – 90 SqM (975 SqFt) |
| First Floor - 80 SqM (849 SqFt) |
| TOTAL AREA – 170 SqM (1,824 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

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.