

CLASS E OPPORTUNITY

CIRENCESTER

36 CRICKLADE STREET



Description

The affluent market town of Cirencester is located within East Gloucestershire, approximately 36 miles northeast of Bristol and 29 miles southeast of Gloucester. Cirencester's nearest railway station is at Kemble which is located 5 miles from Cirencester with services to Gloucester, Cheltenham, Swindon and London Paddington.

The subject property is situated in a prominent location on Cricklade Street. Nearby occupiers include **Specsavers, Superdrug, Waterstones, Moshulu, Boots** and **Mountain Warehouse**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors and comprise the following net internal areas:

Ground Floor	1,736 sq. ft.	(161.28 sq. m)
First Floor	962 sq. ft.	(89.37 sq. m)

2 parking spaces are available at £750 per annum per space.

Lease

The premises are available subject to vacant possession on an effectively FRI basis for a term to be agreed.

Rent

£45,000

per annum exclusive.

Service Charge

The estimated service charge is £4,116.68 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£54,000
UBR (24/25)	0.546p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of D. A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 10/01/2024
Created By: Green and Partners



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