

PRIME CLASS E OPPORTUNITY

CIRENCESTER

23 MARKET PLACE

SUBJECT TO VACANT POSSESSION

Description

Cirencester, often called the “Capital of the Cotswolds”, is a charming market town in Gloucestershire, England. The Cirencester Market Place is the historic heart of Cirencester and a vibrant focal point for the town’s community and visitors. Surrounded by beautiful Cotswold stone buildings, the square hosts regular markets, independent shops, cafés, and local events throughout the year.

Nearby occupiers include **Cornish Bakery, Joules, Crew Clothing, Barbour** and **White Company**.

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

Accommodation

The premises are arranged over ground floor only comprising the following approximate area:

Ground Floor Sales 840 sq. ft. (78.03 sq. m)

Lease

A new lease is available for a number of years to be agreed.

Rent

£50,000

per annum exclusive.



Business Rates

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

Rateable Value	£29,750
UBR (26/27)	0.382p

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

EPC

The property has an EPC rating of C 62. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

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

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

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Subject to Contract

