



SHOP TO LET

28-30 MARKET PLACE CIRENCESTER GL7 2NP

E Class Use

Location

Cirencester is a historic market town, situated approximately 10 miles from Cheltenham in the Cotswolds, home to the Royal Agricultural College, with over 1,100 students and a town population of over 20,000. The premises front onto the attractive Market Place, where nearby traders include Barbour, Joules, Cotswolds Contemporary, Kings Head Hotel and Caffé Nero.



Description

The premises form part of a listed Georgian property which will provide the following approximate dimensions and floor areas:

Internal Width (front)	39ft	11.88m
Shop Depth	62 ft 9 ins	19.14 m
Ground Floor	2,280sqft	212sqm

*There is potential for a ground floor extension, which will add approximately 600 sqft at the rear of the property.

Lease

The property is available on a new 10 or 15 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews. The lease to be inside the Act.

Rent

£85,000 per annum exclusive.

Rating

Rateable Value £71,000

Rates Payable (23/24) £37,062

Viewing

To be arranged through JP RETAIL

James Peasnell – james@jpretail.co.uk or Sian Fountain – sian@jpretail.co.uk Tel: 0207 039 0130

