

ON INSTRUCTION OF



LEASE AVAILABLE / SHOP TO LET



28-30 MARKET PLACE CIRENCESTER GL7 2NP

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 property forms part of a Georgian terraced shop, providing the following approximate dimensions and floor areas:

Internal Width	36ft	10.97m
Shop Depth	63ft	19.2m
Ground Floor	3,495sqft	325sqm
Basement	1,180sqft	110sqm
First Floor Offices / Staff	1,280sqft	119sqm
Rear Parking	4 spaces	
TOTAL	5,955sqft	553sqm

Lease

The property is held on a 20 year full repairing and insuring lease for a term expiring 21st June 2026.



Tel: 020 7039 0130

Rent

£82,000 per annum exclusive.

Terms

Offers invited for an assignment of the lease or a new lease from the landlord.

Rating

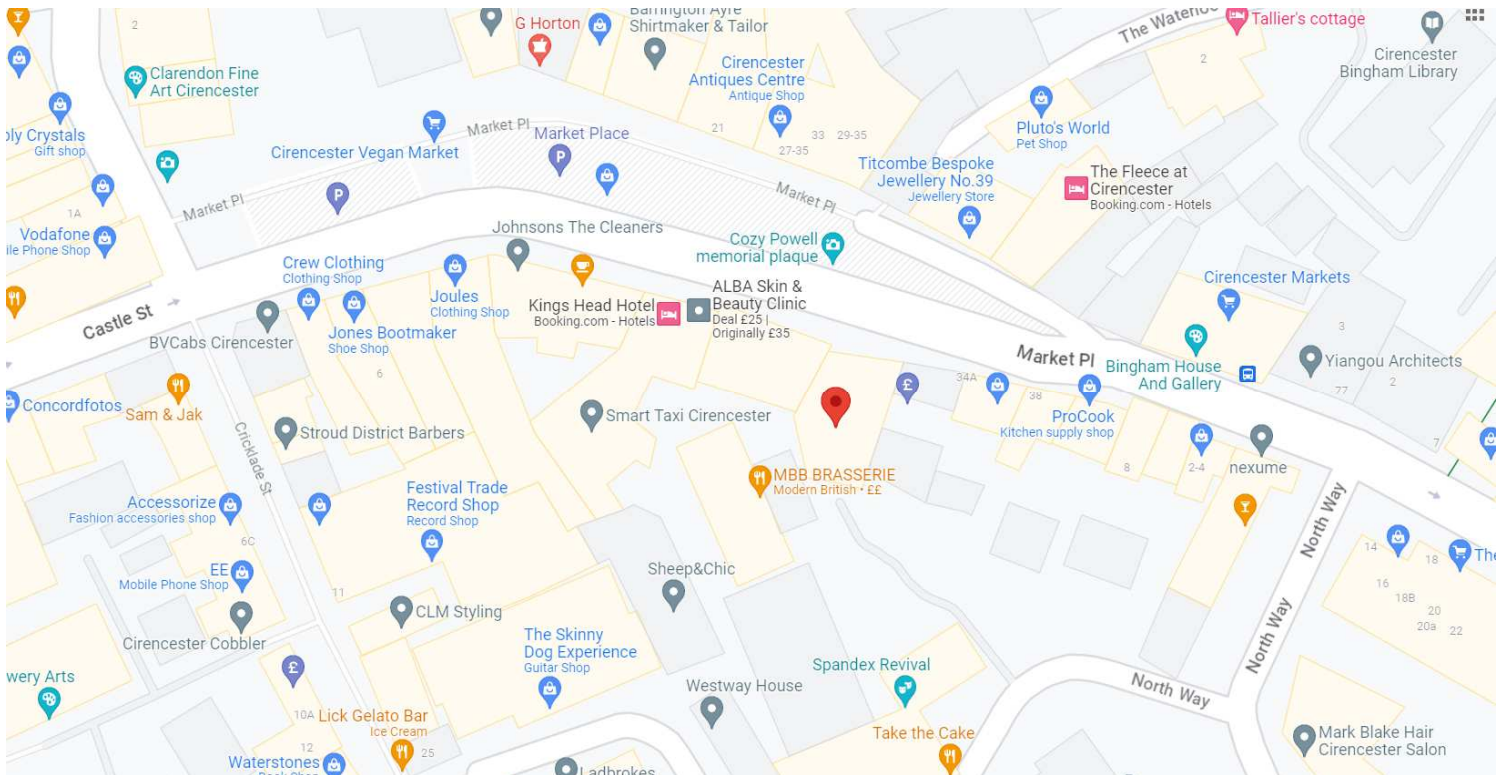
Rateable Value £71,000

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



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