

kbw

23-25 Ashcroft Road
Cirencester
GL7 1QZ

- Day nursery with separate parking and enclosed garden areas
 - Could suit a variety of uses (subject to planning)
 - Close to the town centre and a range of amenities

To Let

**337.11 sq m
(3,629 sq ft)**



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Location

The historic market town of Cirencester is considered the 'Capital of the Cotswolds' with its thriving markets and combination of national and independent businesses. With a population of approximately 20,000 people, Cirencester is a major centre for the local road network with good connectivity to Gloucester, Cheltenham, Swindon, Oxford and Leamington Spa.

Ashcroft Road is within close proximity to Cricklade Street; one of the main shopping thoroughfares of Cirencester. There is an eclectic mix of retail on offer within the town centre with regular craft and antiques fairs, home, fashion, food and garden bazaars as well as the Charter and Farmers Markets throughout the month.

The property is located in close proximity to Tesco Metro with Brewery public

Accommodation

The approximate net internal floor areas are as follows:

Ground Floor:	163.69 sq m (1,762 sq ft)
First Floor:	173.42 sq m (1,867 sq ft)
Total:	337.11 sq m (3,629 sq ft)

car park in between. Waitrose supermarket is also close by.

Nearby occupiers include Vanessa Arbutnott interior design fabrics showroom,

Envisage Beauty, Ashcroft Centre Methodist Church, Cotswold Dogs and Cats Home Charity, The Bothy flexible event space and Jubilee 77 Social Club.



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Description

The subject property is a detached two storey brick built former dairy depot which has been used as a children's day nursery for approximately 20 years. There is an enclosed play area / garden to the rear and a car park / drop off area to the front of the property.

At ground floor level there are a number of smaller rooms and one large open plan area overlooking the garden. The kitchen is located on the ground floor with base and eye level units, overhead extraction hood and space for appliances. There is direct access into the garden from two points at the rear of the property.

The first floor also benefits from a large open plan area with exposed roof trusses, along with storage and staff welfare facilities. There is a combination of carpet and lino flooring throughout with fluorescent strip



lighting, gas central heating and a 3 phase electricity supply.

Externally the current use of the property provides 8 car parking spaces, and an enclosed rear garden currently laid with soft tarmac and artificial turf.

Terms

Available on a new full repairing and insuring lease for a term of years to be agreed incorporating regular upward only rent reviews.

Rent

£50,000 per annum exclusive.

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Rates

Rateable Value: £21,750

The above information was obtained from the Valuation Office website. Interested parties should make their own enquiries of the billing authority (Cotswold District Council) to verify the current rates payable.

Use

The property currently has a class D1 (day nursery) use. Other uses will be considered (subject to planning). All enquiries welcome.

Legal Costs

Each party to bear its own legal costs incurred in the transaction.

VAT

VAT may be payable on the rent or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

EPC

The unit has an energy rating of 123 (E). A copy of the Energy Performance Certificate is available upon request.

Viewing

By prior appointment with the sole agent KBW.

Ref 916012

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