

# 29-35 MARKET PLACE

CIRENCESTER GL7 2NX

Former House of Fraser Department Store

- LARGE RETAIL SPACE AVAILABLE
- ALSO WITH OPTION TO SPLIT
- SOUGHT AFTER COTSWOLD MARKET TOWN
- AFFLUENT DEMOGRAPHIC

HOUSE OF FRASER

## To Let

LOCATION

DESCRIPTION

FLOOR PLANS

CONTACT

CBRE

# KEY FEATURES

## LOCATION

The affluent market town of Cirencester, with a catchment population of approximately 42,000, is located approximately 36 miles north east of Bristol and 29 miles south east of Gloucester in the heart of the Cotswolds.

The town benefits from excellent road communications being equidistant from both Junction 13 of the M5 motorway to the west and Junction 17 of the M4 motorway to the south-west.

The Royal Agricultural University, established in 1845, is 1.5 miles from the town centre with approximately 1,000 full time students attending various land-based courses. Cirencester College is also in close proximity with 9,000 students in attendance. Both the colleges are to the benefit of the town centre due to the significant student spend. In addition, the town is a popular tourist destination due to a number of its historical sites including the Church of St. John the Baptist and the Corinium Museum.

## SITUATION

The property is situated on the northern side of the pedestrianised Market Place. The surrounding area has recently undergone significant refurbishment and public realm works aimed at both calming traffic and providing a defined area for local market traders to regularly operate. The towns principle shopping offer is located on Cricklade Street where a number of national multiples are located including Boots, Costa, Mountain Warehouse, Waterstones, Body Shop, Regatta and Poundland. Market Place lends itself towards a blend of retailers (Joules Crew Clothing), Financial institutions, (Nat West, Barclays, Santander) Coffee Shops (Caffe Nero, Starbucks) bars and offices.

The subject premises are located on a prominent position on the norther side of Market Place adjoining Joules and TSB, and in close proximity to Goldsmiths, Coventry Building Society and The Fleece Hotel.



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## DESCRIPTION

The subject property comprises three adjoining and inter-linked buildings with accommodation arranged over basement, ground, first, second and third floors. The property provides sales floors on ground and first, with further ancillary staff/storage areas within the basement and upper floors. There is a loading bay to the rear of the property accessed from The Waterloo. The building has origins from the late 17th century however it has been both altered and added to in subsequent years so that its current configuration is a mix of both historic and 20th century construction.

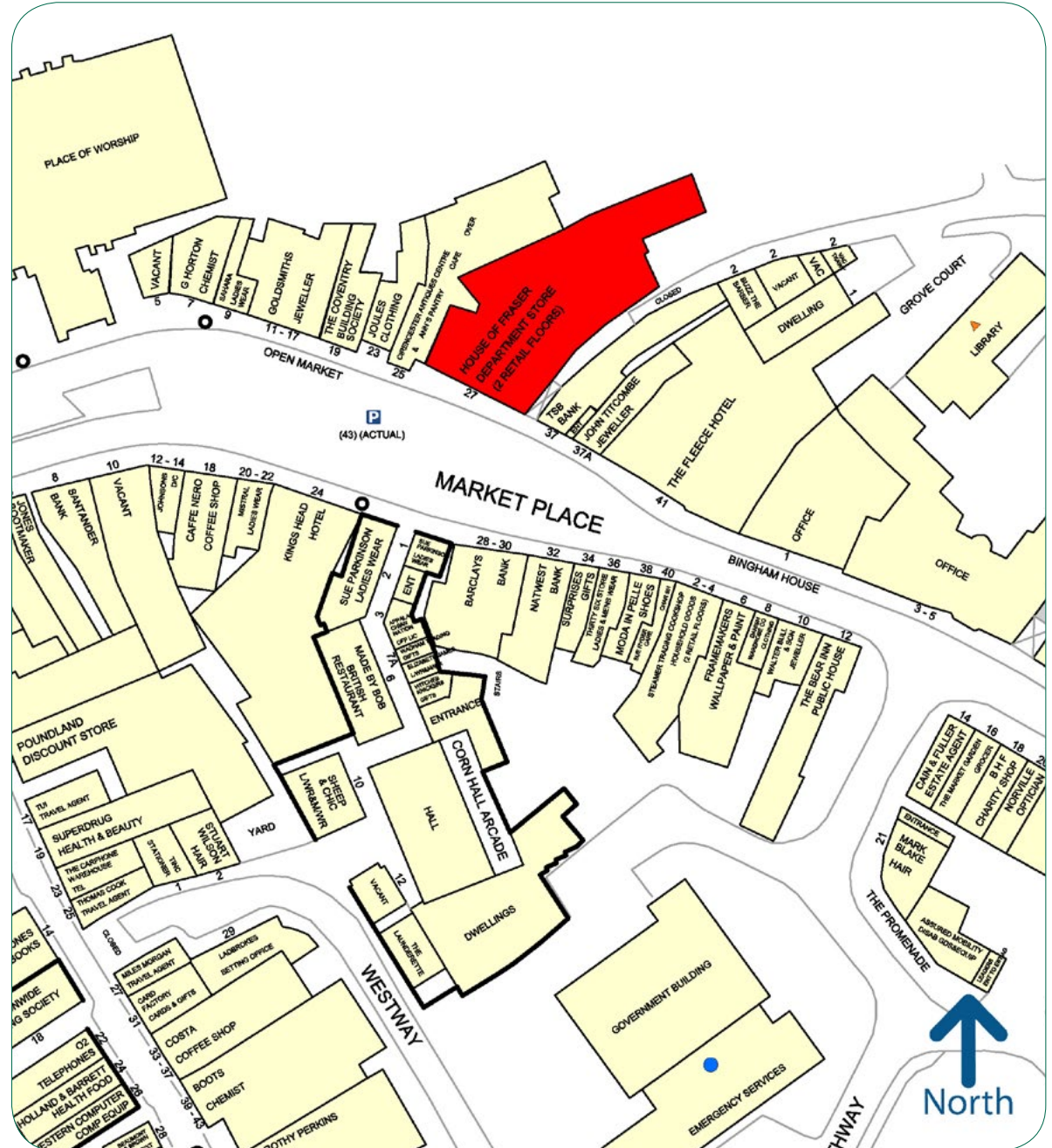
From investigations we understand the property to be Grade II listed whilst Cirencester itself is a conservation area.

## ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor	9,921	992
Mezzanine	1,364	127
First Floor	6,939	64.5
Second Floor	3,317	308
Basement	1,121	104
<b>Total GIA</b>	<b>24,235</b>	<b>2,176</b>

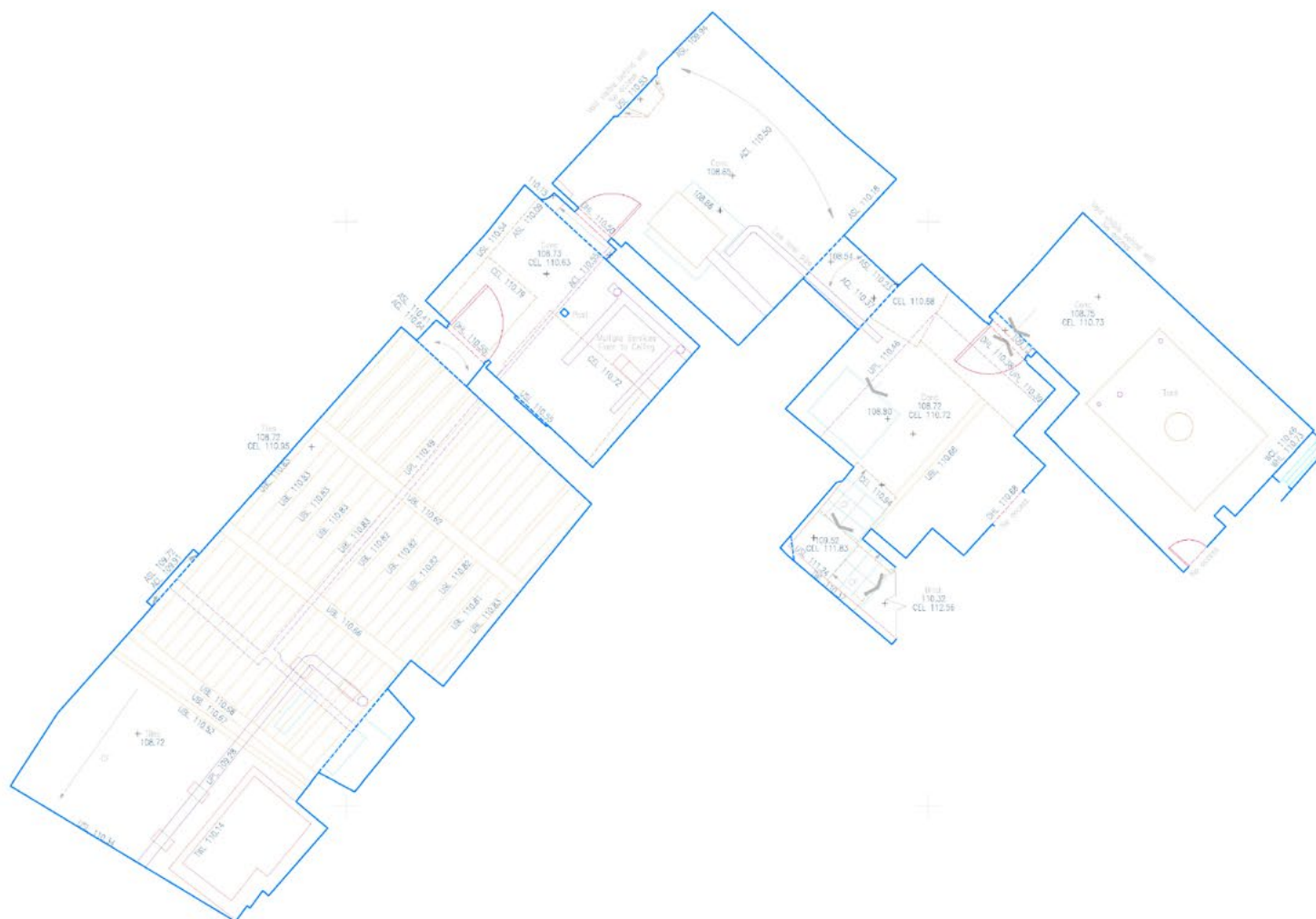
## SUB-DIVISION

Our clients are happy to consider sub-division opportunities subject to demand.



## BASEMENT FLOOR PLAN

**29-35 MARKET PLACE**  
CIRENCESTER GL7 2NX



## LOCATION

## DESCRIPTION

# FLOOR PLANS (1 OF 6)

## CONTACT

## GROUND FLOOR

**29-35 MARKET PLACE**

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LOCATION

DESCRIPTION

FLOOR PLANS  
(2 OF 6)

CONTACT





## FIRST FLOOR PLAN

**29-35 MARKET PLACE**

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LOCATION

DESCRIPTION

FLOOR PLANS  
(4 OF 6)

CONTACT

## SECOND FLOOR PLAN

**29-35 MARKET PLACE**

CIRENCESTER GL7 2NX



LOCATION

DESCRIPTION

FLOOR PLANS  
(5 OF 6)

CONTACT



## LOFT FLOOR PLAN

## 29-35 MARKET PLACE

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## DESCRIPTION

## FLOOR PLANS (6 OF 6)

## CONTACT

## RATEABLE VALUES

The 2018 Rateable Value for the property is £194,000. The Uniform Business Rate (UBR) for the year April 2019/2020 for England is 50.4p in the pound.

## EPC

Available upon request

## TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## RENT

On enquiry

## CONTACT

For further information please contact:

**Chris Thomas**

Tel: 0117 943 5782

Email:

c.thomas@cbre.com

**Jason Herbert**

Tel: 0117 943 5852

Email:

Jason.herbert@cbre.com

**Andrew Jackson**

Tel: 0117 943 5782

Email:

Andrew.jackson3@cbre.com

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