

Location

The subject property is situated in a prime location in Cricklade Street.

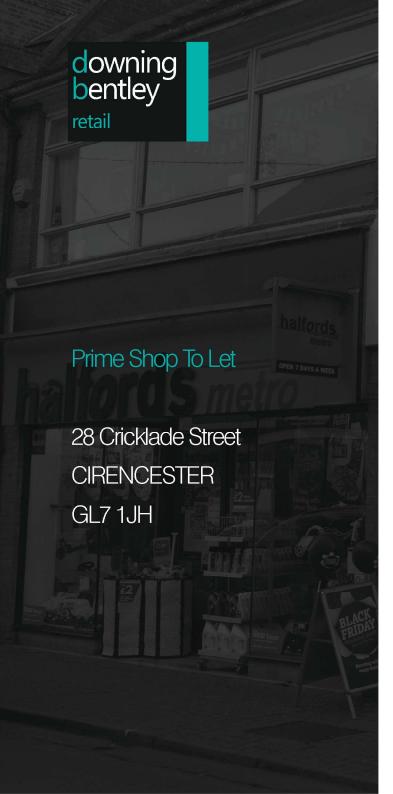
The shop is located immediately opposite Boots and other traders nearby include Costa, Specsavers, Card Factory, Halfords and Dorothy Perkins. Click here to view on street view (view may be historic)

Accomodation and floor areas

The premises are arranged on ground and first floors. They comprise the following approximate net internal floor areas:

Gross Frontage	4.49 m	14 ft 9 ins
Return Frontage	2.44 m	8 ft 0 ins
Internal Width	4.42 m	14 ft 6 ins
Ground Floor Sales:	41.99 sq m	452 sq ft
First Floor Ancillary	36.98 sq m	398 sq ft

Interested parties are advised to verify these areas on site by



Rental

£25,000 per annum exclusive

VAT

The premises are not elected for VAT at the present time

Business Rates

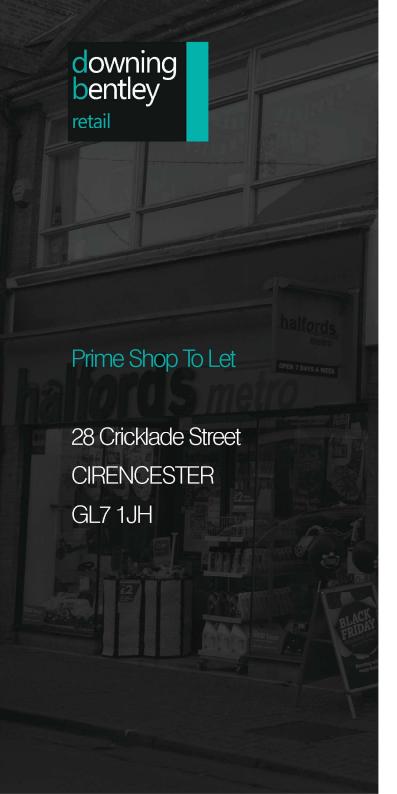
The 2017 Rateable value is £26,500

Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews if applicable.

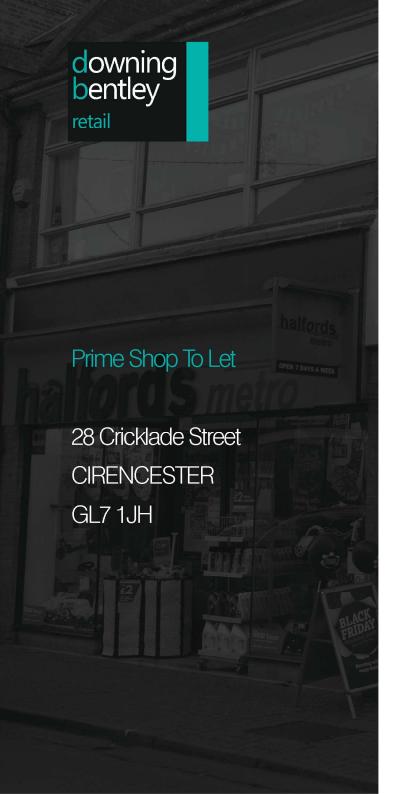
Legal Costs

Each party to bear their own legal costs



EPC

An EPC has been commisioned



Viewing

Strictly by appointment through the sole agents:

Pete Downing at Downing Bentley

T: 01242 222369

E: pdowning@downingbentley.co.uk

DISCLAIMER

Messrs Downing Bentley for themselves and for their clients and any joint agents give notice that:

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