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Prime Shop To Let

28 Cricklade Street
CIRENCESTER
GL7 1JH

BEAUMONT & BROWN

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&
BROWN

40% off

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PRESENTS
FOR LITTLE
ONES FROM
£10.00

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bentley
retail



BEAUMONT & BROWN

BEAUMONT & BROWN



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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)

Accommodation and floor areas

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

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

Interested parties are advised to verify these areas on site by

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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



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EPC

An EPC has been commissioned

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Viewing

Strictly by appointment through the sole agents:

Pete Downing at [Downing Bentley](#)

T: [01242 222369](tel:01242222369)

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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