



**2B THE WOOLMARKET
CIRENCESTER
GLOUCESTERSHIRE
GL7 2PR**

**A suite of second floor offices centrally
located above The Woolmarket Shopping
Centre just off Cirencester's Lower Market
Square**

- N.I.F.A approx 660 sq ft (61 sq.m)
- New lease available
- Popular central location

LOCATION

Located in the heart of the town, The Woolmarket is a popular shopping centre situated at the junction of the Market Place, Forum Car Park and Dyer Street. To the rear is the Waterloo Car Park. 2A is located across a first floor at the front of the shopping centre above Chickadee children's clothes shop, overlooking Dyer Street. The office suite is accessed from an entrance in the Woolmarket by the Ram Statue.

Cirencester is a thriving historic market town and is known as the "Capital of the Cotswolds". It is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham and Gloucester 13 miles to the north-west. The town is a major centre for the local road network, where 8 'A' Class roads converge on the town, the most important of which, the A419/A417 trunk road, provides the link between the M4 and the M5.

A range of long-standing tenants occupy The Woolmarket including Chickadee, Children's clothing, Crocodile Toy Shop, Ride 24/7 cycle shop and Café Mosaic, as well as a range of other shops, salons and offices. Argos, M&S, The Cotswold Market Gardener, New Wave, Toomers and a range of other convenience shops are all directly opposite or within 100 metres. Cirencester boasts a wide variety of restaurants, cafes, hotels, shop, banks and a post office, all within 300 metres.

DESCRIPTION

Situated in a Grade II Listed period building, the premises are prominently situated on the second floor above the main entrance to the Woolmarket shopping centre, overlooking Dyer Street and the Lower Market Place.

The property comprises an independent second floor office suite of 2 well-proportioned rooms, with kitchen and cloakroom facilities. The offices benefit from recently installed heating system, Cat 2 lighting and carpets. Good natural light is provided by large sash windows at the front of the building.

BT and Broadband connections are available subject to the necessary transfers.

Ample pay and display car parking is available in the Waterloo public car park located to the rear of the shopping centre and to the front, facing Dyer Street, the Forum Car Park both 100 yds away.

BUSINESS RATES

Business rates will be the Tenant's responsibility – Rateable value: £3,600.00. (Note: Small Business Rates Relief/Exemption may be applicable)

TERMS

Rent: £6,500 per annum. Rent is exclusive of all utilities and payable quarterly in advance.

Term: A new lease is available offering flexible terms under an internal repairing basis. To be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Repairs: Tenant will be responsible for internal repairs, upkeep of the shop front and redecoration in the last 3 months of the term.

Deposit: A 3 month rent deposit will be required.

Insurance: The Landlord insures the building and recharges the cost of the premium to the tenant, approximately £177.30 per annum. The tenant is responsible for their own contents insurance.

ACCOMMODATION

The following measurements are approximate only:

Ground Floor	Shared entrance/ foyer and stairs to First and Second Floors
Office 1	25'4" x 19'
Office 2	14'1" x 13'3"

VAT

VAT is payable in addition to the passing rent, service charge, and deposit.

SERVICE CHARGE

A service charge of approximately £2,212 per annum will be payable to the Landlord for the cost of services to both the internal and external common parts, including a part time caretaker who opens up and closes the gates each day (private access available), CCTV, signage, waste management, watering/ management of all tubs, pots and Box planters.

SERVICES

Mains electricity and drainage are connected to the premises.

LEGAL COSTS

Each party shall be responsible for their own legal fees in connection with this transaction.



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