

CIRENCESTER

GLOUCESTERSHIRE

**A prominent ground floor A1 lock-up shop
Offering modern premises in a vibrant retail area
Situated next to a 300 space public car park**

Known as:

**UNIT 3, THE EXCHANGE,
BREWERY COURT, CIRENCESTER, GLOS, GL7 1JL**



N.I.F.A. approx. 497 sq.ft. (45.1 sq.m)

TO LET

FLEXIBLE 6 MONTH LICENCE

or

NEW LEASE AVAILABLE

RENT ON APPLICATION / OFFERS INVITED

45 Dyer Street, Cirencester, Gloucestershire, GL7 2PP
Tel: 01285 647333 | Email: surveyors@thomsonandpartners.co.uk | www.thomsonandpartners.co.uk

LOCATION

Unit 3, The Exchange, is prominently situated in a busy retail area known as Brewery Court, a well-established shopping area in a central location adjacent to a 300 space public car park.

Cirencester is the “Capital of the Cotswolds” and is by far the largest town in the Cotswold District, having a population of around 20,000. The town offers a variety of services including a Post Office and various national high street banks including Lloyds TSB and HSBC. Head Office functions of Colt Car Company (Mitsubishi), St James’s Place Wealth Management, Comstor and various others are all located in the town.

The premises itself is bounded by similar retail units housing a variety of businesses including Waterstones Book Shop to the left with Bella Beauty Salon and Subway Sandwich shop to the right. Brewery Arts Centre, with its numerous independent artisan retailers, and The Brewery Arts Café are located directly opposite.

DESCRIPTION

Unit 3 is a modern mid-terrace ground floor lock-up shop offering excellent window display frontage and signage onto Brewery Court. The premises comprise a main retail area with a storeroom and independent toilet at the rear.

The unit benefits from a suspended ceiling with spot lighting plus a laminate wood effect flooring. Additional security is provided to the unit with bespoke retractable security grill/shutter situated behind the display window and an intruder alarm.

The Brewery 300 space public pay & display car park is located approximately 40 yards away along with a loading and unloading bay for local businesses.

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

ACCOMMODATION

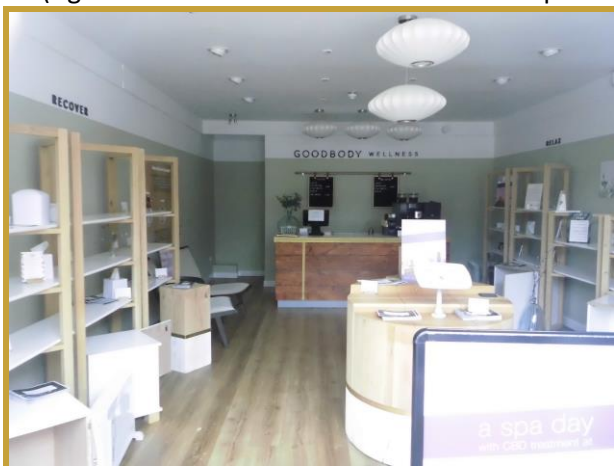
Retail Area: 29’7” x 15’

Rear Storeroom: 8’5” x 8’4”

WC:

Display Window: Width 9’10’ Height 6’4”

(Agent’s Note: measurements taken from previous file notes due to restricted access)



LEASE / LICENCE TERMS

A new Business Lease is available offering flexible terms for a minimum of 3 years, to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Or

A new Business Licence is available for a term of 6 months.

- Rent:** Rent is exclusive and payable quarterly in advance.
- Deposit:** In the case of a Lease a 3 month rent deposit will be required, in the case of a Licence a 2 month rent deposit will be required.
- Business Rates:** Rateable Value: £16,500.00
(Note: small business rates relief may be available)
- VAT:** VAT is payable in addition to the passing rent, deposit and service charge.
- Utilities:** All utilities will be the responsibility of the tenant.
- Repairs:** Tenant responsible for all repairs and the upkeep / decoration of the shop front.
- Insurance:** The Landlord insures the building and recharges the cost of the premium to the Tenant; the Tenant is responsible for their own contents insurance.
- Service Charge:** An annual service charge of approximately £500.00 per annum is payable quarterly in advance by the Tenant to the Landlord for managing and maintaining the building.

LEGAL COSTS

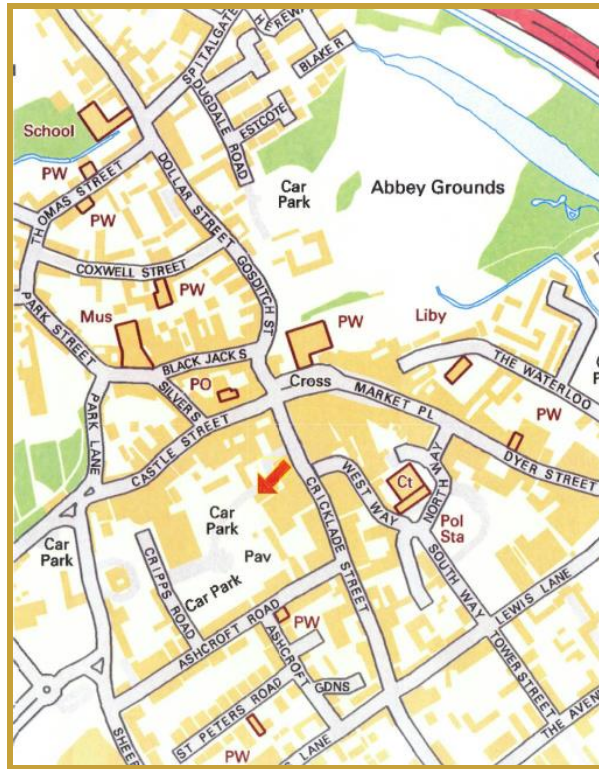
Each party is to bear their own legal cost in the transaction.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX (01285) 623000.

VIEWING

Strictly by prior appointment through the sole letting agent Thomson & Partners (01285) 647333.



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