



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

**A suite of 3 offices centrally located above  
The Woolmarket Shopping Centre just off  
Cirencester's Lower Market Square**

- 649 sq ft (60.30 sq.m)
- New lease available
- Popular central location

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## 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. 2A is located across a first floor at the front of the shopping centre above Chickadee children's clothes shop, overlooking Dyer Street. The ground floor entrance door and stairs up will be found directly opposite the ram statue in the shopping centre.

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, and is a thriving historic market town. Cirencester is located roughly mid-way between Swindon, 15 miles to the south-east, and Cheltenham and Gloucester 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 Happy Hounds dog groomers, Chickadee Children's clothes & gift shop, Crocodile Toy Shop, Ride 24/7 (cycle shop) and Café Mosaic, with Argos and Marks & Spencer Food Store located a short walk away. Cirencester boasts a variety of cafes, shops, national banks and a post office all within walking distance of the offices.

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## DESCRIPTION

Situated across a first floor in the heart of The Woolmarket Shopping Centre, 2A offers an independent first floor office suite with two large offices, reception area and a meeting room, plus its own toilet and kitchenette facilities.

The offices benefit from a recent program of redecoration and new carpets throughout. Good natural light is provided to the principal offices by three sash windows to the front of the building. The premises are independently metered for electricity and BT & Broadband connections are available subject to the necessary transfers.

Ample car parking is available in the Waterloo public car park at the rear of the shopping centre and in The Forum car park located within easy walking distance opposite.

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## ASSESSMENTS

Rateable Value: £4,950.00

Note: Small business rates relief/exemption may be available.

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## TERMS

**Rent:** £7,400.00 per annum exclusive. Rent is payable quarterly in advance.

**Term:** A new lease is available for a minimum term of 3 years, 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:** Landlord insures the building, the Tenant reimburses the cost of the insurance premium approximately £174.00 per annum. The Tenant is responsible for their own contents insurance and the plate glass.

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## ACCOMMODATION

The following measurements are approximate

|                       |             |
|-----------------------|-------------|
| Office 1              | 17'5 x 11'8 |
| Office 2              | 16'1 x 14'3 |
| Meeting Room/Office 3 | 10'3 x 8'10 |
| Reception             | 10' x 8'9   |
| Kitchenette           | 6' x 1'8    |
| WC                    |             |
|                       |             |

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## VAT

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

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## SERVICE CHARGE

A service charge of £2,067.00 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 at 18.30 (private access available), CCTV, watering/management of all tubs, pots and Box planters.

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## SERVICES

Mains electricity and drainage are connected to the premises.

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## LEGAL COSTS

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

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**IMPORTANT INFORMATION**

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