



## RETAIL UNIT TO LET

### TERMS

A new lease for a term to be agreed.

### EPC

Available upon request.

### RATEABLE VALUE

£16,000 (2023)

### RENT/PRICE

£22,500 per annum exclusive.

### COSTS

Each party to be responsible for their own costs incurred in any transaction.

### FLOOR AREAS SQ FT / SQ M

Ground Floor: 350 / 32.52

GF Ancillary: 79 / 7.34

First Floor: 279 / 25.92

Second Floor: 249 / 23.13

Third Floor: 118 / 10.96

### SUBJECT TO CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

## 40 MARKET PLACE, CIRENCESTER GL7 2NW

- Cirencester is a market town in Gloucestershire, known as the Capital of the Cotswolds, 80 miles west of London.
- Market Place is pedestrianised with nearby occupiers include Brook Taverner, Barclays, NatWest, Cheltenham & Gloucester and The Fleece Hotel.
- The surrounding area has recently undergone significant refurbishment and public realm works providing a defined area for local market traders to regularly operate.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.



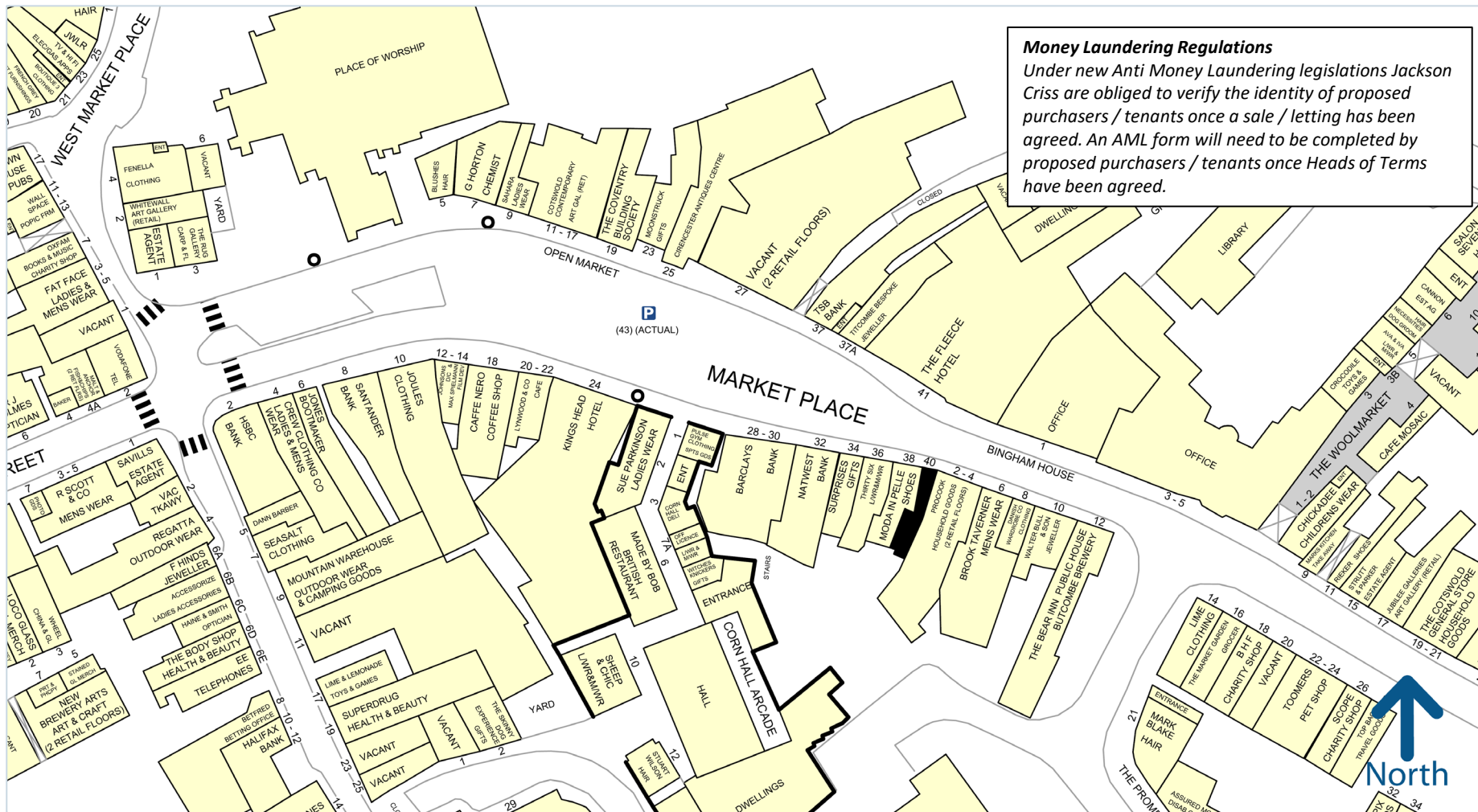
**JACKSON  
CRISS**

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# 40 MARKET PLACE, CIRENCESTER

## RETAIL UNIT TO LET



**BROOK  
TAVERNER**  
SINCE 1912



**ProCook**

**CAFFÈ  
NERO**



# JACKSON CRISS

## VIEWING

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