

Ground floor offices, 10-12 Dollar Street,
Cirencester, GL7 2AL.

 Offices

 Cirencester

 To Let

 31.93 m2 (343 ft2)





Ground floor offices, 10-12 Dollar Street

Office suites located in the centre of Cirencester with allocated parking and potential for a variety of uses. The property is to be refurbished throughout.

Location

Cirencester is known as the “Capital of the Cotswolds” and is the largest town in the Cotswold District. The town is located roughly mid-way between Swindon, 15 miles to the southeast, Cheltenham and Gloucester 18 miles to the northwest via the A419 and A417 respectively. The subject property is situated within the town centre on Dollar Street approximately 200m north of the Market Place. The location is one of mixed uses with some retail, some offices and some residential.

Description

The property is a Grade II Listed building of Cotswold stone construction with an ashlar front elevation and a combination of slate covered, tiled and lead covered flat roofs.

There are a mixture of sash, casement and mullion windows, all of which are single glazed.

The available rooms are on the ground floor with glazed display windows fronting Dollar Street with entrance door and there is a secondary entrance shared with the remainder of the property. WC facilities will be provided and storage in the basement.

There is a car park to the rear which is accessed from Dugdale Road, and spaces are available at additional cost.

Accommodation

Approximate net internal areas

Office 1	21.17 m2	(217 ft2)
Office 2	10.76 m2	(116 ft2)
Total	31.93 m2	(343 ft2)

The offices can be combined to suit requirements, and a further office is available in the building. Further details available from the agents.

Rates

The rates will need to be reassessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The property is Grade II Listed and lies within a Conservation Area. It has been used as offices within Class E of the Use Classes Order 1987.

Terms

The offices are offered by way of a new lease for a term to be agreed. A charge will be levied to cover the costs of upkeep and maintenance of the communal areas.

Rent

£7,500 per annum exclusive.

VAT

The property is not elected for VAT.

EPC

Rating E-103.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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