





10-12 Dollar Street, Cirencester

Grade II Listed period office building located in the centre of Cirencester with allocated parking, available by way of a new lease.

	M2	(Ft2)
Basement stores	38.9	(418)
Ground floor offices	120.7	(1,299)
First floor offices	126.6	(1,362)
Second floor offices	57.7	(621)
Total Net Internal Area	343.9	(3,700)

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 south east, Cheltenham and Gloucester 18 miles to the north west 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 comprises two Grade II Listed terraced former town houses which have been converted to offices together with a rear annexe.

They are 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 accommodation comprises a range of cellular offices and meeting rooms on all three floors together with a two storey ‘bakehouse’ at the rear. Basement storage is provided.

There are approximately 10 allocated parking spaces in the rear car park which is accessed from Dugdale Road. There is direct access to the rear of the building from the car park.

Rates

The entry appearing on the Valuation Office website is as follows:

Rateable Value:	£38,500
Rate in £ 2023/2024:	0.499

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.





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Planning

The property is Grade II Listed and lies within a Conservation Area. It has been used as offices within Class E (previously Class B1) of the Use Classes Order 1987.

Terms

The property is offered by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£45,000 per annum.

VAT

The property is not elected for VAT and therefore will not be applicable on the rent.

EPC

A new EPC is being prepared.

Legal Costs

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





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Request a viewing

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

Key contacts



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