



STIBBARD
PROPERTY



3 Silver Street, Cirencester, Gloucestershire, GL7 2BJ

A conveniently placed Grade II listed retail unit in the centre of Cirencester which benefits from numerous period features over ground a cellar floors as well as a garden to the rear which can be used as a display area.

Silver Street connects Castle Street and Blackjack Street and benefits from good resulting footfall.

Cirencester is situated within easy reach of the M4 & M5 via the A419 and the A417.

- 1,125 sq ft of retail space over two floors.
- Services: Mains water, electricity, drainage and telephone.
- Rates payable c£5,640. From April 2017 the property will qualify for 100% small business rate relief.
- To let as a whole: £15,000pa Terms negotiable.
- Available with vacant possession on 01/06/2016.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





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Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 137

This is how energy efficient the building is.

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