



STIBBARD  
PROPERTY



### 23 Cricklade Street, Cirencester, GL7 1HY

A well-positioned retail unit in the centre of Cirencester consisting of 834 sq ft sales area with a kitchen/office /storage room & WC to the rear.

Cricklade Street is semi-pedestrianised; thereby benefiting from strong footfall and connects into the western end of the Market Place and eastern end of Castle Street.

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

- Total area of 1,226.36 sq ft on the ground floor. Services: Mains water, electricity & drainage.
- Nearby retailers include Waterstones, Superdrug, Boots, Costa, Sea Salt & the Body Shop.
- Rateable value of £44,000 – likely to fall in 2023.
- Full repairing and insuring lease with service charge.
- **To let: £39,000 pa + VAT exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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