



STIBBARD
PROPERTY



51 Dyer Street, Cirencester, Gloucestershire, GL7 2PP

A conveniently placed Grade II listed office unit in the centre of Cirencester which benefits from numerous period features. The ground floor has a total area of 390 sq ft with parking for one car and storage sheds to the rear. Cirencester benefits from a vibrant town centre with significant footfall and high levels of passing traffic. Cirencester is situated within easy reach of the M4 & M5 via the A417 & A419.

- 390 sq ft total area.
- Services: Mains water, electricity, air conditioning and drainage.
- Rateable value £6,700. From April 2017 the rateable value to rise to £7,300. The property is eligible for small business rate relief.
- Lease for assignment or sublet: £9,675 pa.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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