



STIBBARD
PROPERTY



45 Long Street, Tetbury, Gloucestershire, GL8 8AA

Formerly a Methodist chapel, 45 Long Street is now a large and prominent office building in the heart of Tetbury. The property comes to a total area of 2,339 sq ft over two floors and includes a large double height area overlooked by a mezzanine. The property is currently let until 23rd June 2026 with a break in 2021.

Tetbury is situated within easy reach of Cirencester, Malmesbury & Bath.

- Lease to be provided upon request.
- 50% landlord's contribution to major roof works.
- Services: Mains water, electricity, and drainage.
- A rateable value of £16,250 (c.£8,000 rates payable per annum).
- Lease for assignment or sub-let **£39,000 per annum** exclusive + VAT.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

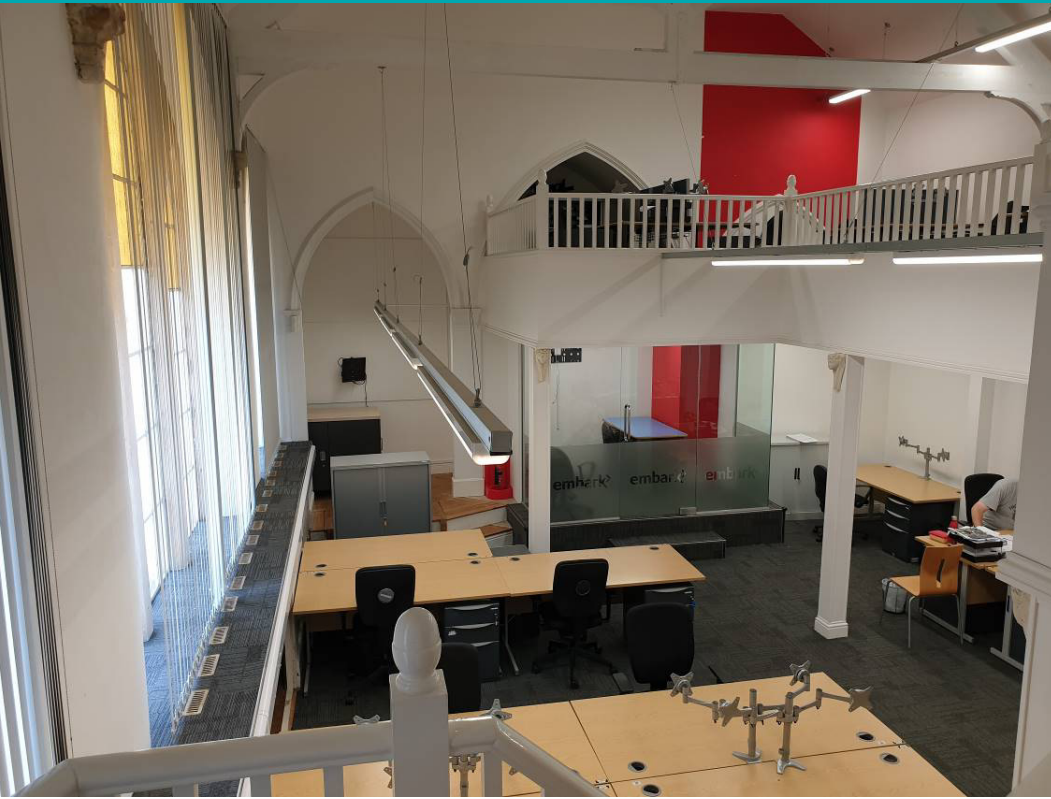
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