



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 available by way of an FRI lease, other terms to be negotiated. Change of use considered. Tetbury is situated within easy reach of Cirencester, Malmesbury & Bath.

- Services: Mains water, electricity, and drainage.
- Glass partitioned meeting rooms, rear kitchen, WCs & dining area.
- Large double height office space.
- A rateable value of £16,250 (c.£5,333 rates payable per annum).
- To let: **£3,250 pcm** exclusive + VAT.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

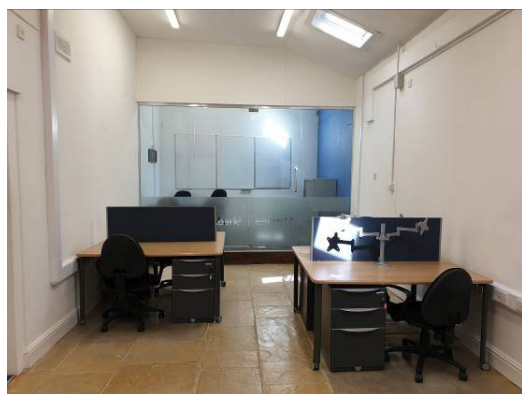
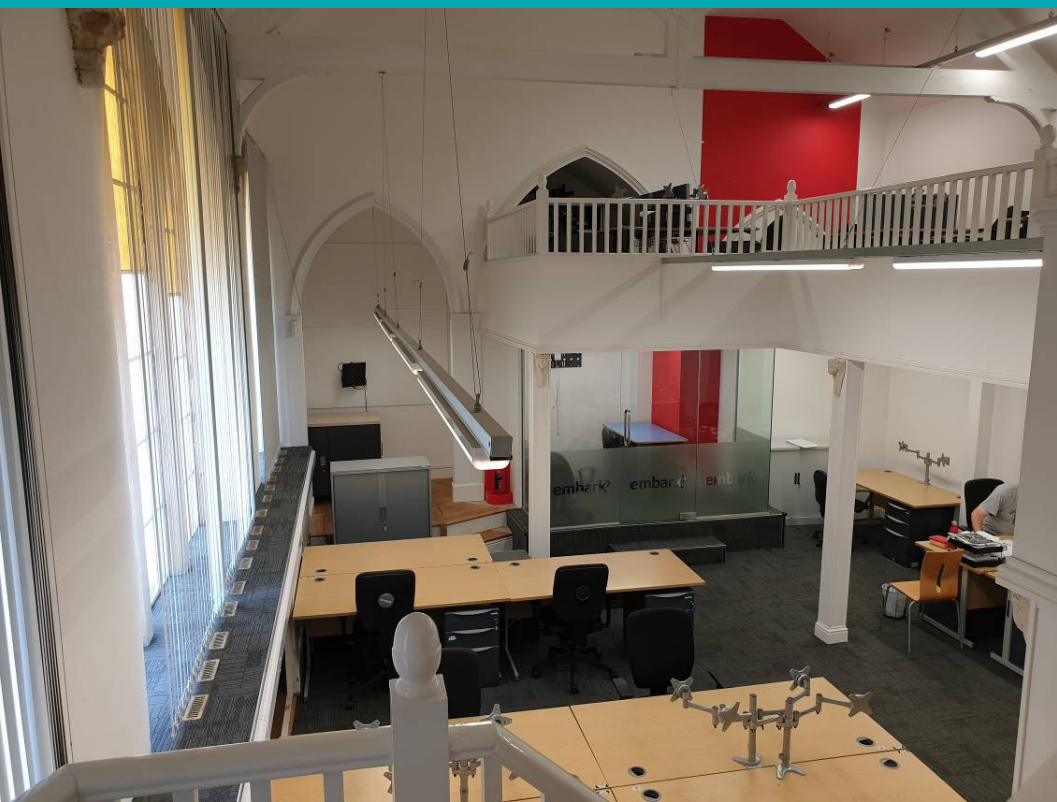
07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

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





STIBBARD
PROPERTY



07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
STIBBARDPROPERTY.CO.UK

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

