



STIBBARD
PROPERTY



The Old Post Office, Cirencester, GL7 1QA

A well-positioned A1/A2/A3 unit in the centre of Cirencester consisting of a 1,473 sq ft front area with a kitchen/office/storage rooms & WCs (including disabled) to the rear. The Old Post Office is situated in a cut through between Castle Street & Black Jack Street, it is near a cluster of other retailers & food outlets and benefits from good footfall. Cirencester is situated within easy reach of the M4 & M5 via the A419 and the A417.

- Total area of 2,042.23 sq ft on the ground floor.
- Services: Mains water, electricity & drainage.
- Nearby retailers include John Lewis of Hungerford, Cote, The Crown Pub & Coffee #1.
- Rateable value of £28,250.
- Full repairing and insuring lease with service charge.
- **To let: £35,000 pa + VAT exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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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

