



#### **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.