



STIBBARD
PROPERTY



Unit 4 Swan Yard, Cirencester, GL7 2NH

A charming and well-positioned retail (class E) unit in the centre of Cirencester consisting 320 sq ft sales area with a small kitchenette and WC to the side and a mezzanine retail/office area upstairs.

Swan Yard is pedestrianised and links into the Market Place, Castle Street and Blackjack Street.

Cirencester is situated within easy reach of the M4 & M5 via the A419 and the A417.

- Total area of 500 sq ft on ground & mezz floors.
- Services: Mains water, electricity & drainage.
- Rateable value of £10,000 (eligible for small business rate relief).
- Full repairing and insuring lease with current service charge of £110 pcm.
- **To let: £14,000 pa + VAT exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK
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