



STIBBARD  
PROPERTY



### Unit 12, Corn Hall Arcade, Cirencester, GL7 2NY

A prominent and conveniently placed class E unit in the centre of Cirencester consisting c.550 sq ft sales area with a WC to the rear. The dimensions of the sales area are 7.3 x 6.2m and the front of the unit benefits from large display windows. There is plentiful parking nearby in the Brewery and Forum car parks.

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

- Open plan sales area with return frontage.
- Services: Mains water, electricity & drainage.
- Rateable value of £13,750 (eligible for some small business rate relief).
- Full repairing and insuring lease with a service charge.
- **To let: £18,000 pa + VAT exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

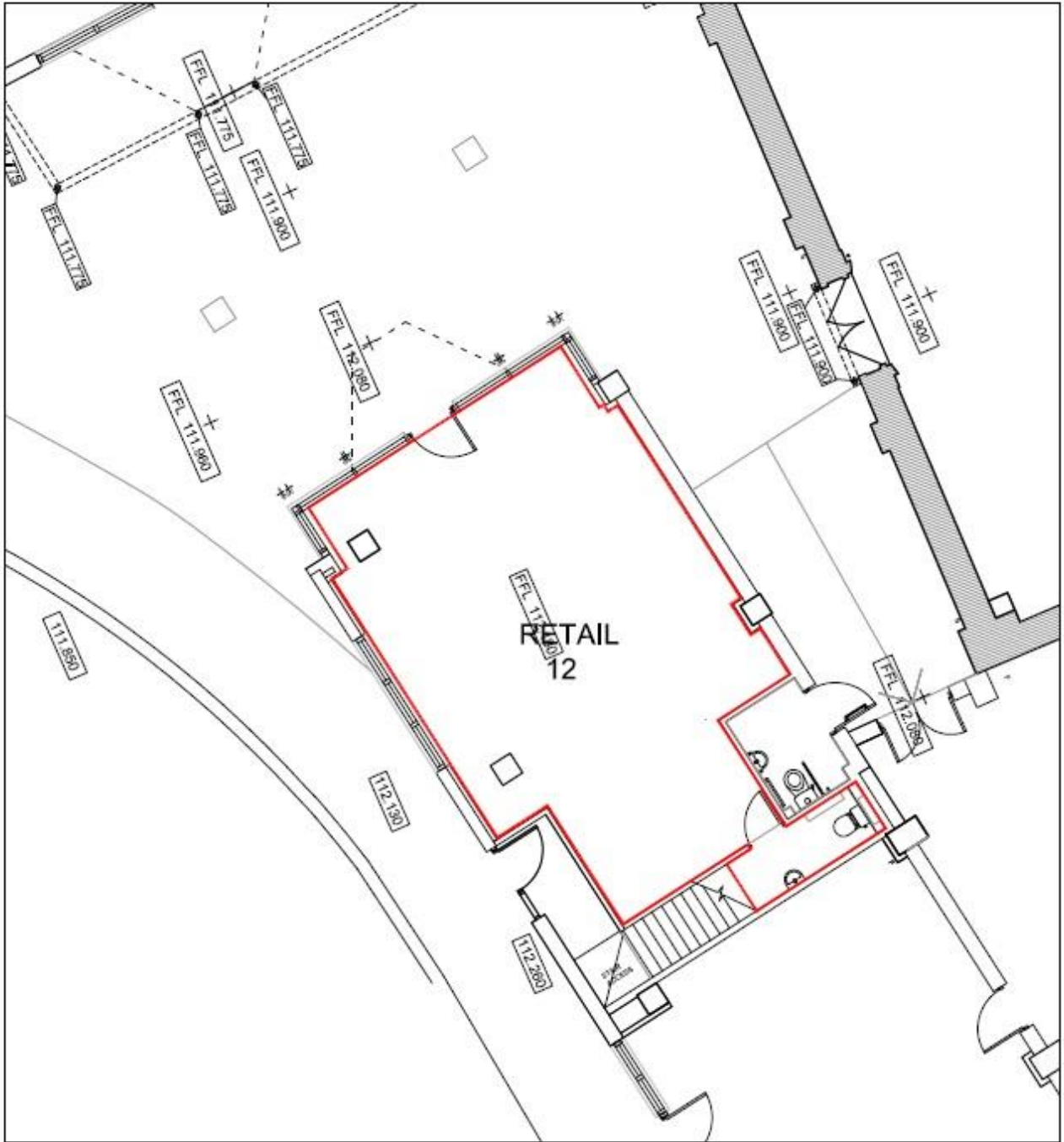
07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
STIBBARDPROPERTY.CO.UK

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



1:100

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

