



STIBBARD
PROPERTY



Unit 3 Down Farm, Trull, Tetbury, GL8 8SQ

A well-positioned retail/workshop/office unit in a peaceful rural location. The unit comprises a main room of 357 sq ft sales area with an ancillary office and WC. There is parking to the front of the unit which sits along with two other units in a development of a former farm yard.

Down Farm sits just off the A433 between Tetbury & Cirencester and is within easy reach of the M4 & M5 via the A419 and the A433.

- Total area of 474.15 sq ft on the ground floor.
Services: Mains water, electricity & private drainage.
- Soon to be refurbished.
- Rateable value not currently assessed but it expected to benefit from small business rates relief.
- Full repairing and insuring lease via service charge.
- **To let: £375 pcm exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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