



STIBBARD  
PROPERTY



**1 West Way, Cirencester, Gloucestershire, GL7 1LL**

A conveniently placed class E retail unit in the centre of Cirencester consisting c.460 sq ft sales area with a WC & storage cupboard to the rear.

The shop benefits from large display windows that front onto West Way. 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.

- Total area of 515 sq ft on the ground floor.
- Open plan sales area.
- Well presented unit.
- Services: Mains water, electricity & drainage.
- Rateable value of £15,000.
- Full repairing and insuring lease via service charge.
- **To let: £12,000 pa + VAT exclusive.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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