



STIBBARD  
PROPERTY



### 1 West Market Place, Cirencester, GL7 2NH

A prominent and well positioned Grade II listed retail investment in the centre of Cirencester with a 1,434 sq ft sales area, a kitchen, WC & office to the rear and significant cellar storage. Let to Landmark on a long FRI lease. West Market Place stands at the western end of the Market Place and benefits from good footfall from the pedestrianised area together with passing traffic. Cirencester is situated within easy reach of the M4 & M5.

- Total area of 4,173 sq ft of over five floors.
- Nearby retailers include Fatface, Regatta, Joules, the White Company, Crew, Seasalt, M&S and Tesco's.
- Currently let to a prestigious tenant reflecting an attractive gross initial yield of 8.5%.
- FRI lease expires August 2041.
- For sale: **Offers in excess of £610,000 – No VAT.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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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







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