



STIBBARD
PROPERTY



3 Silver Street, Cirencester, Gloucestershire, GL7 2BJ

A conveniently placed Grade II listed retail unit in the centre of Cirencester which benefits from numerous period features over ground and cellar floors as well as a garden to the rear which can be used as a display area.

Silver Street connects Castle Street and Blackjack Street and benefits from good resulting footfall.

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

- 1,125 sq ft of retail space over two floors.
- 406.11 sq ft ITZA.
- Services: Mains water, single phase electricity & mains drainage.
- Rateable value of £12,250, eligible for significant small business rates relief.
- **To let as a whole: £14,000 pa.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

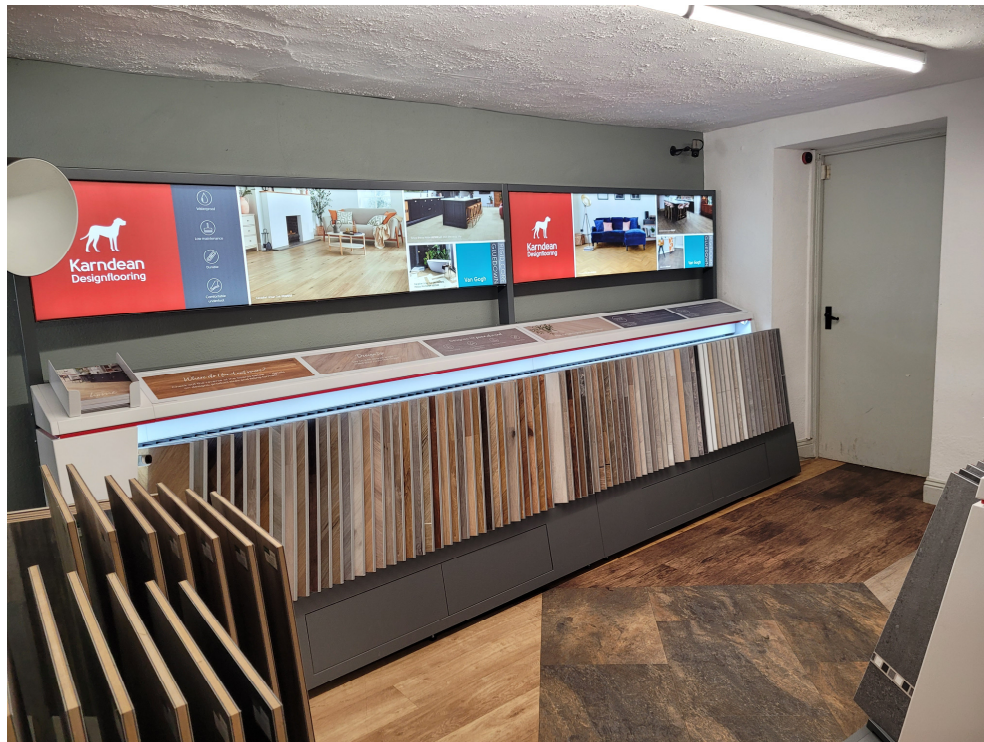
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