





10-12 Dollar Street, Cirencester

Grade II Listed period office building located in the centre of Cirencester with allocated parking, available by way of a new lease.

	M2	(Ft2)
Basement stores	38.9	(418)
Ground floor offices	120.7	(1,299)
First floor offices	126.6	(1,362)
Second floor offices	57.7	(621)
Total Gross Internal Area	343.9	(3,700)

Location

Cirencester is known as the “Capital of the Cotswolds” and is the largest town in the Cotswold District. The town is located roughly mid-way between Swindon, 15 miles to the south east, Cheltenham and Gloucester 18 miles to the north west via the A419 and A417 respectively.

The subject property is situated within the town centre on Dollar Street approximately 200m north of the Market Place. The location is one of mixed uses with some retail, some offices and some residential.

Description

The property comprises two Grade II Listed terraced former town houses which have been converted to offices together with a rear annexe.

They are of Cotswold stone construction with an ashlar front elevation and a combination of slate covered, tiled and lead covered flat roofs. There are a mixture of sash, casement and mullion windows, all of which are single glazed.

The accommodation comprises a range of cellular offices and meeting rooms on all three floors together with a two storey ‘bakehouse’ at the rear. Basement storage is provided.

There are approximately 10 allocated parking spaces in the rear car park which is accessed from Dugdale Road. There is direct access to the rear of the building from the car park.

Rates

The entry appearing on the Valuation Office website is as follows:

Rateable Value:	£38,500
Rate in £ 2023/2024:	0.499

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.





10-12 Dollar Street, Cirencester

Planning

The property is Grade II Listed and lies within a Conservation Area. It has been used as offices within Class E (previously Class B1) of the Use Classes Order 1987.

Terms

The property is offered by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£45,000 per annum.

VAT

The property is not elected for VAT and therefore will not be applicable on the rent.

EPC

A new EPC is being prepared.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





10-12 Dollar Street, Cirencester





Request a viewing


For further information or to request a viewing, please get in touch

Key contacts



Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453



Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly, we recommend you obtain advice from a specialist source.

