

For and on behalf of

**TESCO**



## Former Supermarket Premises To Let

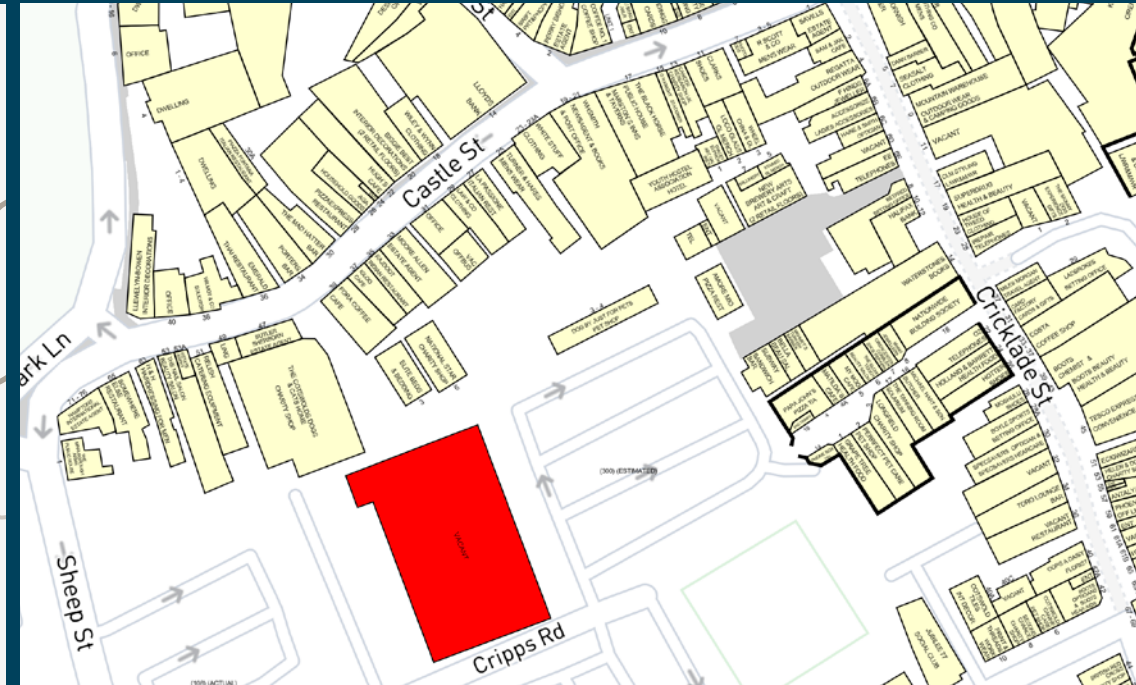
Approx. 21,035 sq ft Ground Floor and 18,233 sq ft First Floor  
With Dedicated Parking

**FARRELL CLOSE, CIRENCESTER GL7 1HW**

Potentially suitable for a variety of retail and leisure uses

**bf.**  
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**Hartnell  
Taylor Cook**



## Location

Cirencester is an affluent and attractive historic market town in the Cotswolds, Gloucestershire. The town is 19 miles south east of Gloucester, 17 miles north west of Swindon, 35 miles west of Oxford and 40 miles to the north east of Bristol.

Cirencester is known as the 'Capital of the Cotswolds' and has a population of 20,000, it's the largest town in the Cotswold District. The Bathurst Estate have secured planning for 2,350 houses in Chesterton, 1 mile south of the town, which is anticipated to add a further 7,000 residents, increasing the population by over 35%. The town is home to the Royal Agricultural University.

The area has a strong and predominantly affluent demographic profile, with high proportion of residents employed in professional and managerial occupations and levels of home ownership significantly above the national average. Cirencester also exhibits low levels of unemployment relative to national benchmarks, together with above average house prices, supporting a catchment broadly aligned with ABC1 household profiles.

The town benefits from good road communications and is equidistant from junction 13 of the M5 and Junction 17 of the M4, which are accessed via the A429 and A417/A419 trunk roads. Kemble train station is 4 miles away and provides a regular service to London Paddington, an approximate journey time of 1 hour 20 minutes.



## Situation

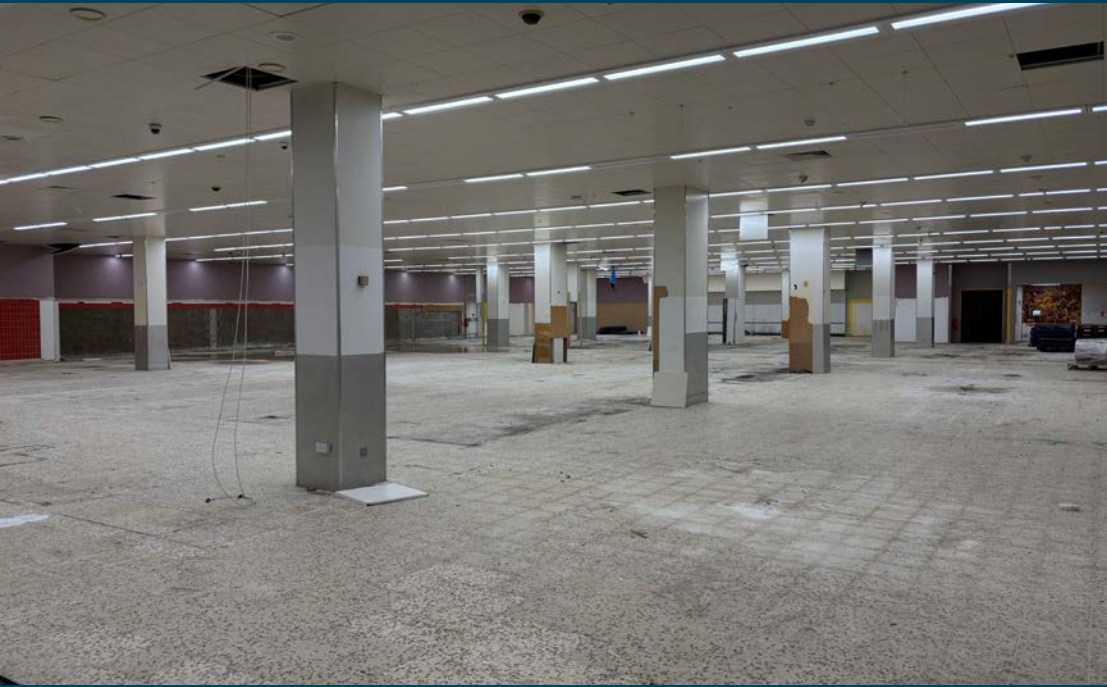
The immediate surroundings comprise a retail neighbourhood high street with a variety of local and national retailers on Castle Street and Cricklade Street. The site is opposite a pay and display Council owned car park, Brewery Car Park, providing 288 standard spaces.

## Description

The property comprises substantial former supermarket retail premises of traditional construction, with frontage onto Brewery Car Park and the pedestrianised precinct Farrell Close. The premises are arranged to provide a large open plan retail floor at ground floor level, together with extensive ancillary accommodation to the first floor, including storage, staff facilities and plant areas.

Externally, the property benefits from a rear service yard accessed from Cripps Road, providing servicing and loading facilities together with space capable of accommodating approximately 20 car parking spaces (subject to final layout and occupier requirements).

The building offers a flexible layout capable of accommodating a variety of retail, leisure or other Class E uses, subject to any necessary consents.



## Accommodation

Floor	SQ FT	SQ M
Ground floor sales area	17,342	1,611
Ground floor ancillary	3,693	343
First floor ancillary	18,233	1,694
<b>Total</b>	<b>39,268</b>	<b>3,648</b>

## Planning

The property was most recently used as a retail foodstore and therefore may fall within Use Class E under the Town and Country Planning (Use Classes) Order 1987 (as amended). The premises may therefore be suitable for a variety of uses within Class E, including retail, leisure, gym, medical and other commercial uses. Interested parties should make their own enquiries of Cotswold District Council as to the suitability of their proposed use and rely upon their own investigations.



## Local Authority/Planning Enquiries

### Cotswold District Council

Telephone 01285 623000

[www.cotswold.gov.uk](http://www.cotswold.gov.uk)

## Services

It is understood that mains water, drainage, gas and electricity are available, however, parties are advised to make their own enquiries of the supply companies in respect of their specific requirements for the development of the site and no warranty is provided for the condition of the existing services.

## Legal and Professional Costs

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

## VAT

Proposals should be expressed exclusive of VAT.



## Tenure

Available by way of a new FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## Rent

The asking rent is £200,000 pa, exclusive of business rates and other outgoings, plus VAT if applicable.

## EPC

Details available upon request. Rating B 47.

## Business Rates

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £335,000. For rates payable please refer to the Local Charging Authority.

Location

Situation &  
Description

Accommodation &  
Planning

Local Authority, Services,  
Legal and Professional Costs  
& VAT

Tenure, Rent,  
EPC &  
Business Rates

Viewing



## Viewing

Strictly by prior appointment via the joint agents.

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