

In partnership with



32 Market Place

Cirencester, GL7 2NU

Former Bank Premises

3,054 sq ft

(283.73 sq m)

- Freehold
- Grade II Listed
- Prominent position on Market Place near to many national retailers
- All interest to be logged via Offr. Please scan the QR code.

Summary

Available Size	3,054 sq ft
Price	Offers in the region of £580,000
Rates Payable	£21,706.50 per annum
Rateable Value	£43,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Location

Cirencester is a thriving and affluent market town with a population of approximately 40,000. It is located approximately 36 miles northeast of Bristol and 29 miles southeast of Gloucester and sits roughly equidistant between Junction 13 of the M5 and Junction 17 of the M4 motorway, offering strong regional connectivity. Cirencester is also a notable centre for education as home to the Royal Agricultural University with around 1,000 full-time students and with Cirencester College offering a further 9,000 students. Cirencester is also a popular destination for tourists as the town is known for its rich history, with key attractions such as the Church of St. John the Baptist and the Corinium Museum.

The subject property occupies a prominent position on the south side of Market Place, toward its eastern end. It is situated adjacent to The White Company and close to a number of high-quality retailers including Barbour and Joules.

Description

The property comprises a Grade II Listed, three-storey terraced building with an attractive limestone façade. The ground floor comprises a main retail banking hall at the front, with consulting rooms to the rear. The first floor is accessed via both the front and rear staircases and includes offices at the front of the building. A glazed and covered walkway provides access to the rear first-floor accommodation, which includes a kitchen/staff room, plant room, and male and female WCs.

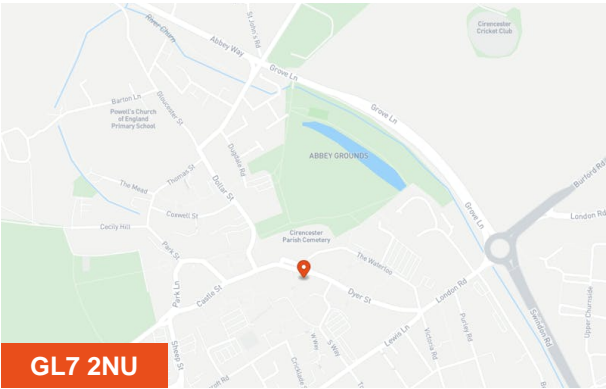
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,093	101.54	Available
Ground - Ancillary	485	45.06	Available
1st - Ancillary	998	92.72	Available
2nd - Ancillary	478	44.41	Available
Total	3,054	283.73	

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



Viewing & Further Information

Richard Saunders
07825 382835
richard.saunders@htc.uk.com

Rebecca Harries
07549 120664
rebecca.harries@htc.uk.com

