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## FOR SALE

# 15 & 17 Dollar Street, Cirencester

Ground Floor Retail, Cirencester, Gloucestershire, GL7 2AS

Tenanted Retail Investment and Adjoining Vacant Shop Premises



- New Long Leasehold
- Popular Trading Position
- One Shop Vacant, One Tenanted
- Conversion Potential

CODE 5400

# 15 & 17 Dollar Street, Cirencester

## LOCATION

The properties are located close to the principal retail avenues of Cirencester town centre. Dollar street leads to the market place via Gosditch Street, which is circa 200m to the south. The unit benefits from a good main road frontage with two way passing traffic and pavement. Nearby occupiers include Davey Law, Sewell Mullings Logie and Tanners Solicitors. The current population of the town is approximately 19,000.

## DESCRIPTION

15 Dollar Street comprises a self contained retail unit which is currently vacant. The unit has large window frontage facing onto Dollar Street, internally it comprises a main retail area with tiled flooring and plastered walls/ ceilings. This leads further back to a rear storage area which has been subject to water ingress (now repaired). Further to the rear provides a small WC and kitchen facility.

17 Dollar Street comprises a self contained retail shop with a large window frontage facing onto Dollar Street and internally is laid out as a hairdressers let to Avella. The property appears in good condition. To the rear of the space is a hair wash area, corridor and staff room with stores. To the side is a WC.

The buildings are Grade II Listed and date back to the 19<sup>th</sup> Century with later additions and are constructed of stone under a slate roof. Externally the property benefits from a single garage with 1 parking space.

## ACCOMMODATION (Approximate GIA)

	Sq ft	Sq m
No. 15	430	40
No. 17	861	80

## RENTAL INCOME & LEASE TERMS

No. 17 is currently let to Avella as a hair dressing salon on a 3 year lease income producing £9,450 per annum. The lease commenced on the 31st March 2021 and is contracted out of the 54 act. A copy of the lease is available upon request.

No. 15 was previously let to the adjoining tenant at a rent of £6,800 per annum. The unit is currently vacant.

## SERVICES

The premises benefits from mains electricity, water and drainage. Heating is provided by electric radiators.

## VAT

The property is not elected for VAT.

## PLANNING

The premises benefit from Retail Use under Class E. Please see the use classes order for permitted change of uses. There may be scope (subject to planning) to convert the space to alternative uses.

## BUSINESS RATES

Unit 17 is described as 'Hairdressing Salon and Premises' and has a rateable value of £9,900. The rating assessment identifies a Zone A area of 38.4 sqm and a total net area of 72.7 sqm.

Unit 15 is described as 'Shop and Premises' and has a rateable value of £6,200. The rating assessment identifies a Zone a of 26.7 sqm and a total net area of 35.6 sqm.

## ENERGY PERFORMANCE CERTIFICATE

15 and 17 Dollar Street benefit from a combined Non-Domestic EPC with a rating of Band D-99.

## GUIDE PRICE

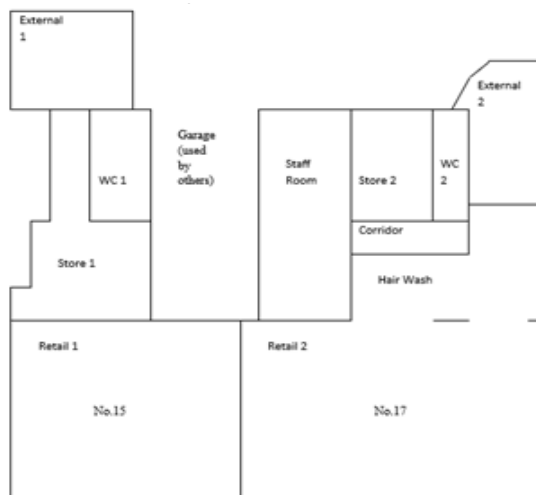
Offers in excess of **£150,000**. An offer deadline will be set in due course.

## TENURE & LEGAL

The properties will be sold subject to a new 125 year leasehold (or longer by negotiation) subject to a service charge provision for structural maintenance on a proportional basis. The freehold will remain in the vendors ownership together with the adjoining apartments. The ground rent is to be £100 per annum. Both parties shall be responsible for their own legal fees in connection to this transaction.

## VIEWING

Strictly by appointment with the sole selling agents.



## CONTACT

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### Important Notice

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